

# After Agenda

**Board of Commissioners of Spalding County  
Regular Meeting  
Monday, April 4, 2022  
6:00 PM  
Room 108, Annex Building**

**The Spalding County Board of Commissioners held their Regular Meeting in Room 108 of the Spalding County Annex on Monday, April 4, 2022, at 6:00 p.m. with Acting Chairman James Dutton presiding. Commissioners Clay Davis, Rita Johnson, Ryan Bowlden and Gwen Flowers-Taylor were present for the meeting. 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 Acting Chairman James Dutton.

**PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.**

**II. INVOCATION**

Pastor Carmen Caldwell with New Mercy Baptist Church will deliver the Invocation.

**III. PLEDGE TO FLAG**

Commissioner Rita Johnson, District #3, led the Pledge to the Flag.

**IV. APPOINTMENTS**

Acting Chairman James Dutton acknowledged the return of Commissioner Clay Davis, we are excited to have him back on the Board. He then wanted to thank his fellow Board members for allowing him to sit as Acting Chairman while Commissioner Davis was gone. He appreciates how easy staff is to work with and he is eager to see where we go from here.

1. Consider appointment for the Chairman of the Spalding County Board of Commissioners.

He then turned it over to County Attorney Stephanie Windham.

Ms. Windham then advised that we will accept nominations for Chairman of the Board.

Commissioner James Dutton then nominated Clay Davis for Chairman of the Board of Commissioners

With no other nominations, Ms. Windham asked for a motion to close nominations.

***Motion/Second by Johnson/Dutton to close the nominations.***

***Motion carried unanimously by all.***

***Motion/Second by Johnson/Dutton to appoint Clay Davis as Chairman of the Spalding County Board of Commissioners. Motion carried unanimously by all.***

## **V. PRESENTATIONS/PROCLAMATIONS**

1. Consider a Proclamation honoring Bonnie L. Pfrogner for being named the 2022 Spalding County Golden Eagle Honoree and for all of her contributions to Spalding County over the years.

Dr. Ledbetter then read the Proclamation honoring Bonnie L. Pfrogner and her achievements and contributions to Spalding County over the years and congratulating her on receiving the 2022 Spalding County Golden Eagle designation.

Ms. Pfrogner then thanked everyone for the honor and went on to say that when you are a volunteer, you don't do things alone. There are a lot of people who work with you, and it takes everybody to get the goals and the projects accomplished. She went on to say that it wasn't her, it was us and everyone who ever worked together on the programs and the projects. She stated that over 50 years has gone into this recognition, and she is glad they moved to Griffin, and she is very grateful, the people here are wonderful.

2. Consider a Proclamation recognizing 911 Public Safety Telecommunicator Week, April 10-15, 2022.

Dr. Ledbetter read the Proclamation recognizing the 911 Public Safety Telecommunicators, thanking them for all they do to keep the County safe and secure and naming April 10-15 as Public Safety Telecommunicator Week in Spalding County.

Rico McCrary, Director of Spalding County E-911, stated they appreciate the Commissioners recognizing Spalding County E-911 for all of the hard work that they sincerely try to do for the public and they wanted to thank the other Public Safety entities, the Spalding County Sheriff's Office, Spalding County Fire Department, the City of Griffin Fire Department and the Griffin Police Department who assist us in making each emergency call successful. He then thanked everyone for their assistance, guidance and support.

3. Presentation of the 19th Annual Bain Proctor Award for Volunteerism

Kelly Carmichael, Supervisor of Leisure Services stated that it is a tremendous honor and privilege to be here this evening to recognize and present Spalding County's 19th annual Bain Proctor Award for Volunteerism. The Bain Proctor Award is presented in April in recognition of National Volunteer month.

Mr. Bain Proctor epitomized volunteer service in his 23 years as a member of the Spalding County community. He led by example, volunteering his

time and services. He encouraged and organized others in volunteering their talents and time for the betterment of this community. The Bain Proctor Award for Volunteerism recognizes outstanding volunteers in our community. It encourages unselfish volunteerism which contributes to the growth, development and strengthening of quality services and activities for all Spalding County citizens.

Tonight is a special night as we take time to recognize the exceptional efforts of an extraordinary person who serves our community with this in mind: Service before self. Ms. Carmichael then stated that joining her this evening is our Leisure Services Event Specialist Travease Bowie who will be reading the nomination:

Ms. Bowie stated that Mr. Roy McClain was nominated for this award by Dr. Karen Mathiak, member of the Georgia House of Representatives. Rep. Mathiak wrote:

Roy McClain started volunteering early in his life and continued to do so when his young family moved into Spalding County in early 1992. As his two young daughters (Jessica and Rachel) would become involved with activities and athletic events, Roy used his unique set of skills to help coach, but more importantly to Fundraise and lead efforts towards community service. Roy was always involved and involving his daughters and their team-mates. Following the 1996 Olympic Games in Atlanta, Roy's daughters took an interest in the Shooting Sports (Roy grew-up in the Shooting Sports, so this might have been a natural progression). Roy assisted in coaching and facilitating opportunities for the Griffin High School Air Rifle Team to train and learn at the Olympic Shooting Sports Facility (Wolf Creek). But most importantly fundraising. Roy ran the GHS Rifle Team Booster Club from 1999 – 2005, raising close to \$38,000.00. As Roy's daughters moved from High School to College, Roy turned his skills towards raising funding for the Spalding County 4H Shooting Sports (S.A.F.E.) Program. In 1998, Roy inherited 6 broken BB guns and "well wishes" from Wade Hutcheson (Extension Agent) to go out and build a Shooting Sports Program and build a program he did. In 2001, Roy was the Spalding Co 4H Volunteer of the Year, with 35 – 50 new youth joining in almost every year. To make sure that Spalding County youth had the best coaching available, Roy spent his own money and incalculable hours learning, training, and obtaining certifications in Rifle (Level 3 and Advanced), Pistol (Level 2) and Shotgun (Level 2) Coaching and instructing. Roy is also a certified Chief Range Safety Officer and trains and certifies other Range Safety Officers, as well as being an NRA Certified Range Technical Team Adviser (RTTA). To assist the Local JROTC Rifle Teams Roy obtained the JROTC Marksmanship Instructor Course (JMIC) Master Instructor rating.

Roy is an accomplished visionary with demonstrated ability to deliver mission-critical results, he effectively leads volunteers, and to-date, has raised more than 3.4 million dollars for local Spalding County Youth Shooting Sports Programs.

Roy founded (in 1999) and is still the President of Georgia Competitive Shooters Inc., Roy also founded (2012) and is the President of Georgia Youth Shooting Sports Foundation. Both organizations directly support Spalding County Youth Shooting Sports Programs.

To assure that the Youth and Shooting Sports have the latest and best information, Roy maintains certifications and affiliations with USA Shooting (the Olympic governing body) as a Life Member, Civilian Marksmanship Program, National Rifle Association as a Benefactor Life Member, Georgia Sport Shooting Association as a Benefactor Life Member, and The Single Action Shooting Society as a Life Member.

Additionally, Roy is the American Legion Post 15, Shooting Sports Committee Chair (Conducts the AmLeg State Championship) and annually conducts the VFW Post 5448 Annual State Championship Air Rifle Match, all in Griffin GA.

Roy continues to support local Fundraising for Spalding Co Youth Programs through the FONRA Banquets, since 2002. Because of Roy's efforts, more than two dozen Shooting Sports Athletes have received Scholarship offers from NCAA Schools in the Sport of Riflery.

Representative Karen Mathiak then congratulated Mr. Roy McClain on receiving the Bain Proctor Award by video.

Roy McClain then thanked Leisure Services and the Bain Proctor family, he remembers him and his many civic deeds and philanthropy. He is proud to operate one of the shooting sports crown jewels of Spalding County and one of the three shooting sports venues responsible for bringing millions of dollars into the local area.

## **VI. PRESENTATION OF FINANCIAL STATEMENTS – None.**

## **VII. 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.

Dr. Ledbetter advised that two individuals had signed up to speak this evening:

Ms. Cindi Alexander who signed up to speak on a topic under New Business, Item #2, Nation Day of Prayer and we will let her speak during that agenda item.

Mr. James Byrom, 56 Apple Road, Griffin, GA stated he would like to know how much money has been spent on Apple Road, a dirt road, in the last five years.

Chairman Davis asked Dr. Ledbetter to find out and let Mr. Byrom know.

#### VIII. MINUTES -

1. Consider approval of Minutes for the Spalding County Board of Commissioners Extraordinary Session and Executive Session on March 21, 2022, and the Spalding County Board of Commissioners Zoning Public Hearing on March 24, 2022.

***Motion/Second by Johnson/Dutton to approve the Minutes for the Spalding County Board of Commissioners Extraordinary Session and Executive Session on March 21, 2022, and the Spalding County Board of Commissioners Zoning Public Hearing on March 24, 2022. Motion carried unanimously by all.***

#### IX. CONSENT AGENDA -

1. Approve on second reading Amendment A21-03 to the North Expressway Improvement Ordinance.

***Motion/Second by Johnson/Dutton to approve on second reading Amendment A-21-03 to the North Expressway Improvement Ordinance.***

Commissioner Flowers Taylor expressed her concerns regarding the set-back requirement and how she felt that it should be increased more than 50 feet from the boundary of the right-of-way, and she is concerned that this is not far enough from the road. She feels in most places it is currently more than 100 feet from the right- of-way and she doesn't feel this meets the requirements that the Board is looking for. The greenspace requirement for a planned development in the regular zoning ordinances in certain subdivisions require a 25% as greenspace or public area. So, why would we change that for this area? If it going to have density 10% is not a lot of space. She felt the outside storage segment is unclear. She thought that we were trying to not have outside storage, so she isn't sure why it is referenced in the ordinance. She then asked that the motion be amended so that these items can be looked at and refined.

***Commissioner Johnson then rescinded her motion.***

Commissioner Dutton then asked if the Amendment can be approved with the changes requested.

Ms. Windham advised that it would be better to approve it with the direction to staff to look at these items.

***Motion/Second by Johnson/Dutton to approve on second reading Amendment A-21-03 to the North Expressway Improvement Ordinance with the understanding that staff review the setbacks and green space requirements of this amendment. Motion carried unanimously by all.***

Commissioner Dutton stated that for greenspace they always count the retention pond, but that shouldn't be counted as greenspace.

Commissioner Flowers-Taylor then added that she did not see anything that talked about stormwater and on 19-41 that is a huge problem. Somehow that needs to be addressed as well since we are talking about land disturbance of large pieces of property, some more than 20 acres.

Dr. Ledbetter advised that one of the things that staff is currently working on is the stormwater challenge on 19-41 and in other areas within the County. He is having those conversations with the General Manager of the Water and Sewerage Authority. Nothing is off the table for those conversations.

Commissioner Flowers-Taylor added that there is no reference to stormwater in this document and she feels we need to put something in here, even if we're not sure what it is going to look like down the road.

## **X. OLD BUSINESS -**

1. Lift from the table and consider appointment to the Spalding County Board of Health to fill the unexpired term of Mildred Stull which is due to expire on 12/31/2023.

***Motion/Second by Flowers-Taylor/Dutton to lift from the table and consider appointment to the Spalding County Board of Health to fill the unexpired term of Mildred Stull which is due to expire on 12/31/2023. Motion carried unanimously by all.***

Dr. Ledbetter advised that the first name in the book to fill the term is Cynthia Tidwell. Ms. Tidwell is a retired county nurse manager at the Spalding County Health Department and she has 21 years of C&M. She was employed with Public Health as the nurse for nine years with a total of 30 years with the Spalding County Health Department. She has served on numerous boards as C&M, Child Fatality Protocol, LIPT Attendance Task Force for GSCS, Spalding County Collaborative, Brighter Tomorrows Board Member, CHINS member and EPI member. She has worked closely with county members on the Emergency Preparedness Plan and helped to organize drive thru flu clinics on a yearly basis.

***Motion/Second by Flowers-Taylor/Dutton to appoint Cynthia***

***Tidwell to the Spalding County Board of Health to fill the unexpired term of Mildred Stull which is due to expire on December 31, 2023. Motion carried unanimously by all.***

2. Lift from the table and consider appointment to the Region Six DBHDD Planning Board to replace Syntel Brown for a three-year term to expire December 31, 2024.

***Motion/Second by Johnson/Bowlden to lift from the table and consider appointment to the Region Six DBHDD Planning Board to replace Syntel Brown for a three-year term to expire December 31, 2024. Motion carried unanimously by all.***

Dr. Ledbetter stated the first name in the book for the Region Six DBHDD is Cora Flowers. Ms. Flowers has a BS in Psychology, she is a life long resident of Spalding County, she attended Spalding County High School and is a mentor in the Big Sister Program. Staff recommendation is that the Board consider appointed Cora Flowers as the representative for Region Six DBHDD.

Commissioner Flowers-Taylor recused herself from the vote.

***Motion/Second by Johnson/Bowlden to appoint Cora Flowers to the Region Six DBHDD Planning Board to replace Syntel Brown for a three-year term to expire December 31, 2024. Motion carried 4-0-1(Flowers-Taylor).***

3. Update on the Spalding County, Georgia General Obligation (Transportation Sales Tax) Bond Series 2022.

Todd Barnes with Raymond James is the underwriter for the sale of the Bonds. Mr. Barnes advised that in January he presented the schedule for the sale of the Transportation Sales Tax Bond Issue, and he indicated he would be back when they had sold the bonds. The sale of the bonds occurred today; we had a very successful sale in the marketplace. Over the last few months, the market has been very volatile with interest rates rising. Today we were selling the \$10 million in bonds that were authorized in the November referendum and throughout approximately a 1 ½ order period today we had orders for a little over \$30 million in bonds. If you have lots of demand, you are able to get a better price for your bonds and that was the case today. We also saw a good mix in the buyers who were competing for the bonds.

Mr. Barnes advised that the bonds were sold at an overall yield of 2.6%, which is a little higher than we were looking at in January/February but still a very attractive cost of funds for the money. Investors currently are paying a premium when purchasing bonds to try to hinge against rates going up. It benefits the County in that we were selling \$10 million on the face of the bonds and we will generate proceeds of a little over \$10.9 million, which means we will be putting approximately \$10,689,000 into the bond project fund that you will be using to jump start the transportation projects.

He then covered the annual repayment of the bonds over a 5-year period that the sales tax will be in place. It is approximately \$2.4 million a year in principal and interest payments which means when the sales taxes are collected the money that comes in first will have to be set aside to pay the principal and interest for the year.

Mr. Barnes then advised the approval of the Resolution this evening will lock in these interest rates and we can go back in and confirm the sales to the customers. We will work toward closing and the delivery of the funds on April 20<sup>th</sup>. Before you this evening is a Bond Resolution. Approval of the Resolution also approves an amendment called a Bond Purchase Agreement which is an agreement whereby the Commissioners sell the bonds to Raymond James who will, in turn, release to their customers.

***Motion/Second by Johnson/Dutton to approve the Bond Resolution to approve the sale of General Obligation (Transportation Sales Tax) Bond Series 2022. Motion carried unanimously by all.***

Chairman Davis then asked Dr. Ledbetter to walk the Board through where we are with the TSPLOST and getting roads paved.

Dr. Ledbetter thanked Mr. Barnes for all the work they have done to get us into the position where on the 20<sup>th</sup> of April we will see the check coming to the County for the sale of the Bonds. We will make the deposit on that day or the 21<sup>st</sup>. Tomorrow at 3:00 p.m. we will be doing the bid openings for the resurfacing projects for the roads. That information will be back before this Board on the 18<sup>th</sup> at the next Board of Commissioners meeting and we present the results of the bid, and the Board will award the contract for resurfacing. Mr. Brian Upson is working to finalize the designs and task order form for the sidewalk projects that will be brought to you also at that time. We are looking to start the work six weeks after the bid is awarded, which means we are looking to start the paving the first week of June. We have aligned all of these pieces of the puzzle to come together so that we can quickly move forward. As an aside, there is some equipment that has already been purchased and the sale of the bonds will go to reimburse that up front purchase.

4. Josh Scoggins, attorney representing the Vineyard Park Subdivision, has requested an audience with the Board of Commissioners prior to the next Zoning Public Hearing.

Mr. Scoggins with the law firm of Miles, Hansford and Talent is representing CBD Investments, LLC which owns the property known as the Vineyard Park Subdivision. He also represents the purchaser of that property, MHC of Georgia LLC, which is doing business as My Home Communities. He thanked the board for the opportunity to speak this evening.

The Vineyard Park Subdivision has been an ongoing project for several years. By way of a brief background, this project was completed in the summer and fall of 2021. Over \$1 million was spent to bring this neighborhood up to current development standards after being “moth balled” after the recession.



With that in mind, a final plat was submitted and tendered to the Board late last year and that final plat was denied, based primarily on an understanding that the density of the project or the old zoning classification could be altered. Given that denial, his clients had no choice but to initiate litigation against the County.

Following that Mr. Galloway and Mr. Scoggins have talked, and Mr. Scoggins has agreed to several stipulations to save the taxpayers money which will extend out the answer period to allow them to come back through the process with more complete information on how we arrived at this point, and why they feel they are entitled to the 77 lots they currently have. This is a subdivision that was zoned back in 2007, they are approved for 77 lots under an R-2 Rezoning Classification with a Country Club Special Exception. This is a minimum 10,000 lot neighborhood.

Mr. Scoggins then stated that he wanted to emphasize for the public and the Board that this subdivision is fully developed. Over \$1 million was spent during the last year redoing the club house, fixing sewer lines, fixing streets and bringing everything back up to standard from where it had sat. Mr. Scoggins advised that he and Mr. Galloway had gone through the process of how to resolve this and they went ahead and submitted a preliminary plat for approval for the Planning Commission which was approved in late January. Now, they are coming back before the Board for a final approval on this project.

Mr. Scoggins then advised that there were several conditions requested by Mr. Brad Vaughan. He stated that they had been working diligently with Mr. Galloway and Mr. Vaughan on trying to address as many of those concerns as possible, he has not finalized the conditions at this time, but he has talked with Mr. Vaughan and Mr. Galloway, and they are in agreement on all of the conditions. The one he wants to emphasize is the fact that these houses are going to start in the \$300's, your median price point in Spalding County is about \$250,000 and we are starting in the \$300's and going up from there. There was a request by staff to impose a minimum of 2,000 square feet per house. We can agree to that on all but 7 of the finished lots and on those 7 lots we will still be targeting over \$300,000 for the homes. The open space on the neighborhood is almost 65% the subdivision covers 55 acres of an 85-acre tract.

Mr. Scoggins went on to say that he understands the Board wanting bigger lots and bigger homes, but this is one where the "horse left the barn" years ago and he would like the opportunity to go ahead and correct this now as opposed to having to proceed through a process that is not going to benefit anybody. He then stated that he had Logan Moss and Corbet Woods with My Home Communities here this evening to help answer any questions. He advised that he also has some elevations of the homes that he could pass out.

Mr. Scoggins stated that he asked Mr. Galloway for this opportunity to address the Board before you act on this because this is fairly complicated.

Commissioner Dutton then stated that the Company has spent over \$1 million

in the last year on this property.

Mr. Scoggins stated that between the seller and My Home Communities who has spent over \$600,000 themselves, it is over \$1 million.

Commissioner Dutton then asked if that included bringing up the Club House to the standard that the remainder of the Community will be. So, now the Club House is up to the code, and it is the same standard that you will be building the rest of the community.

Mr. Scoggins stated that they spent the money to bring it up to the standards that the County obligated us to bring it up to. He wants to be clear; the subdivision does not conform to what the ordinance would allow now. This subdivision was developed before the codes were changed to require what they require now. We have acted on what the planning department and the planning director and engineering staff have told us to do.

Mr. Corbet Wood wanted to add some information with regard to the money that has been spent. The majority was spent on infrastructure and related items that the County staff has instructed Logan to do. It would not be right to say that a majority of the money was spent on the Club House. It was spent on topping the streets, fixing water lines and bringing an infrastructure up to code that has languished since the developer lost it for whatever reason.

Commissioner Dutton then asked if they had worked on the Club House?

Yes sir, we did work on the Club House.

Commissioner Dutton then asked if the Club House was representative of the work that will be done out there?

Mr. Wood stated he would feel confident in saying that it is going to be nicer than the Club House.

Commissioner Dutton then asked if the Club House now is up to the County Code?

Mr. Wood advised yes. His understanding is that all of the requests from the County staff have been acceptable for several months.

Commissioner Dutton then asked about the topping of the roads, what is meant by topping the roads?

Mr. Wood stated that the roads are built in layers, there is a subgrade, you cut the road then you put a stone base down, then a binder course and then a topping course. The original roads were left in an uncompleted state and were not topped. The topcoat gets the street to a standard that Spalding County can accept as a Public Street. It was not in that condition when it was acquired.

Commissioner Dutton then asked if there was an agreement that all of the homes would be a minimum of 2,000 square feet?

Mr. Scoggins stated that wasn't an agreement, it was a condition that staff imposed on us. We then went back and did a "lot fit" on each lot and we have narrowed it down with all the floor plans that My Communities do to seven lots that will not conform.

Commissioner Dutton then asked how big the houses proposed for these lots would be?

Mr. Wood advised that the minimum would be 1750 square feet which would meet the requirements of the current ordinance. It would probably be a little higher on the heated square footage. The lot constrain of the shape of the lot would keep us from getting to 2,000 square feet on those 7 lots. On 90% of the lots, we can meet or exceed the 2,000 square foot requirement.

Commissioner Dutton then asked if there is an imposed condition that says the houses have to be 2,000 square feet and you want to put other floor plans in that are named and you expect to sell those for over \$300,000.

Mr. Wood stated that 1750 square feet is what is required by the Ordinance, and we are willing to build on 90% of the lots 2,000 square foot homes and they do have the named plans and he feels confident that people will want to come here.

Commissioner Dutton then stated that he wanted to bring their attention to the condition of the Club House. He certainly hopes that is their intention to bring up the condition of what you are going to build because the Club House is in a sorry state. He stated that you feel the Club House is up to code but the locks to the door are on backward, the floors are uneven, and the areas around every window and every door don't fit. Every one is backfilled with orange foam that hasn't been caulked over and smoothed. Again, the only evidence we have of what you are going to bring is what you have renovated and what you say you have brought up to code. The other evidence of what you are going to build is your advertising that you are going to build, and if you look at the sign at both entrances to this community, it doesn't conform to our standards. Neither the ones that were in place 20 years ago, nor the ones in place today. This is a vinyl sided house. This is your sign, your advertising for this neighborhood. So, all we have to go by is your promise to sell houses for \$157 per square foot and they're going to look like this, and they will be built by the same people who think that locks that open out and not in is going to cut it.

Commissioner Dutton then stated that he is really sorry that they don't like the decision that was made, but we have seen nothing to back up your position. The idea of buying something that may in the past have been non-conforming and then considering yourself to be grandfathered in is not going to work. Commissioner Dutton stated he does feel there is a way to make this work, but what is being proposed is not the way. We want quality building in Spalding County, we would love for you to build quality in Spalding County, but what we are hearing tonight, what he has seen, your sign at both entrances is nice rockface, but the rockface is less than a centimeter thick and there is foam underneath and not only is it foam, but it is also foam that has shattered,

it is foam with giant holes in it. Though you say you have spent over \$1 million in the last year, it is not what we've seen. He then added that he doesn't judge people on their aspirations, he judges people on what they do, and this is what you have done. This is what you are advertising what you are going to do.

Mr. Woods then stated that they have not applied for a Certificate of Occupancy on the Club House and the punch out stuff needs to be done. The signs will have to come down and if the monument signs have some deficiencies, we will obviously have to get them fixed before we sell any homes. We have basically been on hold for several months trying to work through this and we will get all that stuff done. The monument sign and Club House have to be CO'd before we can get a CO on any of the houses. We have built in the County before; the houses have done well and have been of good quality.

Mr. Logan Moss stated that as far as the signage in the front, he had talked with Debbie Bell about redoing the signs prior to getting CO's and at the time she was leaving we were being denied, so we didn't move forward with upgrading those signs. As far as the locks on the Club House, they did that to allow for work to be done. They are obviously going to change it around.

Commissioner Dutton then stated that obviously there is a lot of work that needs to be done and it is obvious that you have the capability to do it, the problem is that he asked up front if the work was one and he was told "yes." Have you spent money? The answer was "yes." But when I say here are the deficiencies, you say "Oh, no. No, it's going to be much better." It can't be both, you can't say it's done, we've spent a bunch of money, it's awesome, it's going to be great. You can't say "Oh we're just kidding, we're not actually done, it's going to be better, we promise." Again, he would love to trust you, but there have been plenty of things that have come to Spalding County.....

Mr. Moss stated that the Club House standard and the home standard are two different things, they do our COs we have to abide by your conditions. He would hope that the inspectors would be able to read that off and sign off on our CO which was done with the Club House which has abided by all the conditions to get it approved by Debbie Bell in the first place.

Commissioner Dutton then stated there are minimal conditions to get something approved and a Certificate of Occupancy and that is different than selling an 1800 square foot house for \$300,000. That would be a record square foot sales for a home in Spalding County.

## **XI. NEW BUSINESS -**

1. Consider approval of an update to a contract with the Georgia Department of Transportation for a Scope and Fee Revision for the Griffin-Spalding Airport Authority.

Dr. Ledbetter stated he would be turning this over to Dr. Randy Peters this evening to bring us up to date on what is going on with the airport.

Dr. Peters stated that the first of October the person at GDOT that we had worked with exclusively, Carol Comer, retired and until the end of January, first part of February we had not heard anything from GDOT. We were finally able to contact the new representative at GDOT, Dr. Kenneth Solomon. We had an opportunity to make an appointment to see him with our consultants with the intent of bringing him down here to have a meeting.

The presentation Dr. Peters gave at their first meeting was to cover everything that had been done up to this point. We have had an approved layout plan since 2017. Late last year, we got an AIP for almost \$9 million to remove power lines to complete the Phase II property acquisitions. Since October we had requests in to go ahead and conclude the land purchases for the last 19 properties and also approval for the updated airport layout plan, but we have heard nothing from them. In the meeting, we stated that we have these two items that have been pending and we have heard nothing from them since October that we thought were next up and the land purchases should have been done already, to which Dr. Solomon advised he was new, and he would look into it.

A couple of weeks later we had another meeting with Dr. Solomon and his staff. They presented him with a couple of documents that they advised Dr. Peters did not know about from the FAA to GDOT. The FAA letter to Carol Comer says that the FAA will participate in the Spalding County Airport to the tune of \$36 million. The deal was for \$56 million in 2017, so there is a problem. So, the Commissioner of GDOT sent the FAA a letter and said you at least have to get back to where we started from. They answered his letter with not until you justify these items. We thought all of the items had already been justified as part of the AFE and part of the site location study. That is what has generated a task order for the Consultant to do all of these studies.

Dr. Peters then wrote a letter to Dr. Solomon stating that if we are going to have to do all of these studies, then GDOT is going to have to come up with some of the funding, because we don't have the money to do that, and they agreed. What is before you this evening is a grant in the amount of \$273,125.50 of which GDOT is willing to pay \$204,844 of that. This is the first time that GDOT has ever done a 75/25 match for us. This leaves us about \$68,000 for the Airport Authority and we have that. What this is for is to go back and do the studies that FAA has required. It is nothing that we had planned on doing, but now it is a requirement by the FAA. What we are asking you to approve is a contract that will be coming down electronically for approval. The total of the contract is \$273,125.50 and of that \$204,844.12 will be paid by GDOT. That is what we are asking approval of tonight, the City will have to approve this as will the Airport Authority because we are all three sponsors of the airport project.

***Motion/Second by Dutton/Flowers-Taylor to approve the update to a contract with the Georgia Department of Transportation for a Scope and Fee Revision for the Griffin-Spalding County Airport. Motion carried unanimously by all.***

2. Consider request from Cindi Imes Alexander to hold a National Day of Prayer on the Courthouse Veranda on Thursday, May 5th, 2022, from noon until 12:40 p.m.

Cindi Imes Alexander, 209 Woodland Drive, stated that it is very interesting to come to the County Commission Meeting, she has learned so much this evening. She also wanted to add that yes you can buy property in Spalding County for \$167 a square foot, in Sun City.

It is with much enthusiasm that I come to you this evening seeking permission to host what will be the 14<sup>th</sup> Annual Spalding County National Day of Prayer event at the Spalding County Courthouse Veranda on May 5, 2022. It will not only be the 14<sup>th</sup> Annual Event for Spalding County, but it will also be the 68<sup>th</sup> event for the Nation. She has been before you for the past 5 years, but we have been absent for the last 2 due to COVID precautions and the lines that have formed outside the courthouse because of Social Distancing. We're back and we are hopeful that you will approve our request this evening, and to assure you that the National Day of Prayer as an organization is non-denominational, non-discriminatory and it is an organization dedicated to uniting the common good of all American's using prayer. She thanked the Board for past approvals and invited everyone to attend.

***Motion/Second by Dutton/Bowlden to approve a request from Cindi Imes Alexander to hold a National Day of Prayer on the Courthouse Veranda on Thursday, May 5th, 2022, from noon until 12:40 p.m. Motion carried unanimously by all.***

3. Consider request from the Spalding County Sheriff's Office and the Georgia Department of Transportation to approve an updated list of roadways in Spalding County for Speed Detection Devices.

Sheriff Darrell Dix advised that this is the list that has been approved before by the Board. The updates to this list cover the school zones in more detail, denoting times that the school zones are operational. It does require all Commissioners to sign.

***Motion/Second by Johnson/Dutton to approve a request from the Spalding County Sheriff's Office and the Georgia Department of Transportation to approve an updated list of roadways in Spalding County for Speed Detection Devices. Motion carried unanimously by all.***

## **XII. REPORT OF COUNTY MANAGER**

- ✓ From our Emergency Management Office: Strong to severe thunderstorms are expected to move through Georgia tomorrow afternoon/evening and Wednesday evening/overnight. All severe weather hazards will be possible (damaging wind gusts, tornadoes, and large hail), as well as heavy rainfall and

frequent lightning. The Storm Prediction Center has placed much of Georgia under an Enhanced Risk (level 3 of 5) on both Tuesday and Wednesday.

- ✓ Department of Public Health has cancelled COVID testing scheduled for tomorrow at their location on Memorial Drive due to impending inclement weather.
- ✓ National Public Safety Telecommunications Week – April 10-16: Do you ever wonder who's the person behind our emergency calls to 911? Often, we know them only by their voice, which is why National Public Safety Telecommunications Week (NPSTW), observed every second week in April, has been set aside to recognize and celebrate the work of telecommunicators helping to save millions of lives every day. If it weren't for the telecommunicators flawlessly doing their jobs, countless lives would have been lost due to untimely assistance. So, throughout the week of April 10 - 16, we honor and thank those invisible telecommunicators who have continued to serve in this demanding profession.
- ✓ Spalding 2042 – Comprehensive Plan – Public Hearing: This week our team is scheduled to hold our first public hearing for our Comprehensive Plan at Woodruff Fire Station #4 located on Old Atlanta Road just south of Sunny Side. Please join me Thursday evening April 7<sup>th</sup> from 6:00 pm until 7:00 pm to share your thoughts and ideas about how our county should progress over the next 20 years.

April 7, 2022	<b>Woodruff Fire Station #4</b> 4245 Old Atlanta Road	6 PM – 7 PM
April 11, 2022	<b>Headquarters Station #1</b> 600 Carver Road	6 PM – 7 PM
April 12, 2022	<b>Roberts Fire Station #2</b> 841 S. McDonough Road	6 PM – 7 PM
April 13, 2022	<b>Cabin Fire Station #3</b> 3865 Jackson Road	6 PM – 7 PM
April 19, 2022	<b>Blalock Fire Station #5</b> 5756 Newnan Road	6 PM – 7 PM
April 20, 2022	<b>Reid Fire Station #6</b> 1843 N. Hill Street Extension	6 PM – 7 PM
April 21, 2022	<b>Norton Fire Station #7</b> 765 Vaughn Road	6 PM – 7 PM

Our plans are to meet with our community at the remaining fire stations over the next three weeks.

- ✓ 4<sup>th</sup> of July Parade – Initial conversations are there will be a parade...now we have an opportunity to work through the details. We stand ready to help with coordinating efforts.
- ✓ Congratulations to Roy McClain for receiving the Bain Proctor Award
- ✓ Congratulations to Bonnie Pfrogner for receiving the Golden Eagle Award

- ✓ April 13<sup>th</sup> we're participating in a Blood Drive
- ✓ Spalding County Fire Department is holding a promotion board tomorrow for a Captains' position
- ✓ As an aside, the 2016 SPLOST has funds designated for improvements to AMBUCS Park and City Park. The Parks & Leisure Services Advisory Commission asked for an update to installing air conditioning for these two locations. After review, our bid for the work is outdated and will need to be re-bid. I've instructed staff to bid the work for this and our plan is to bring this back to the Board of Commissioners in May.

### **XIII. REPORT OF ASSISTANT COUNTY MANAGER – None.**

### **XIV. REPORT OF COMMISSIONERS**

**Rita Johnson** – Thanked the Sheriff for lunch today. We appreciate all that you and your department does. She attended the ZOOM call for the Comprehensive Plan and for those of you who may not be familiar with the comp plan this is basically refreshing the vision of Spalding County. We do need community input on this project. She encouraged each and every citizen to participate and learn more about what we are trying to do in the next five years. It will refine the Future Land Use Map to determine what kind of businesses we want and what that looks like for the community. MLK Parade was this past Saturday, it was a great event. Staff is off on Good Friday. Congratulated Bonnie Pfrogner on her achievements.

**Ryan Bowlden** – Stated that he had been talking with T.J. Imberger and he is excited about the plans that Public Works has for the dirt roads in the County. They are going to experiment with different types of products. He has ridden on the different types of treatments for dirt roads, and it was nice. He also advised that Mr. Imberger signed a work order today on getting some striping done on North Pine Hill. Marshal Webb, again thank you for what you are doing, and we've got your back, no matter what. He thanked Sheriff Dix for lunch today. He then congratulated Ms. Bonnie Pfrogner on her achievements.

**Gwen Flowers-Taylor** – She wanted to say that she attended the ROTC Roundup where all of the cadets came from all over the state to present. It was very interesting, she had never been on that part of the Griffin High School campus to know how big the athletic field area really is, but there were hundreds of young people here and it was very organized, and it is good to see young people who “have their pants pulled up.” She was there with a group of Masons and the veterans' group, WayPoint. It was a really good day, and she was glad to attend. She also stated that one of the things that you didn't read about Bonnie is that she is a terrific dancer, and she can dance all night long. It has been a pleasure to know her and having been around her in many committees and organizations and congratulations to Mr. McClain and thank you for your service to the community.

**James Dutton** – stated that he wanted to point out that we've got about 100 years of military service here in the room tonight. We appreciate you and your service. He then asked where are we on the Assistant County Manager position? Can we



start working towards this? One of the things that Bonne Pfrogner said really resonated with him that being “it’s not me, it’s us” one person can’t do it even if they are as amazing as Bonnie Pfrogner is, it takes that person to organize and take point on stuff, but without great people in the community that want to get involved, no number of leaders are going to be able to “row the ship back to shore.” It takes us and he loves what she said. He is glad he moved to Griffin, and he feels that the best thing someone can say about our community is “I’m glad I moved here.”

He congratulated Mr. McClain. Commissioner Dutton is a youth pastor with his church, and they were going to do a gun safety night and it got rained out. He saw Mr. McClain and mentioned they had gotten rained out and he invited everyone to his facility. He took everyone out, he gave them a course that started with safety and then everyone got to shoot on the range. That is the kind of guy Mr. McClain is. He is just glad that we have folks like Roy and Bonnie in our Community.

He then asked if we have an ETA on the groundbreaking at the Aquatic Center.

Dr. Ledbetter advised that the bid for the work is scheduled to open the last week of the month. The land disturbance permit has already been issued this next step is to award the contract for construction to begin.

**Clay Davis** – We had an issue at the Animal Shelter where we had everyone just about gone at one time and we needed phones to be answered and Commissioner Flowers-Taylor personally went to the Animal Shelter and answered phones. Thank you for doing that. He asked Marshal Webb to hire more people, get Code Enforcement working and thanked him for what he is doing on an everyday basis. We’re better because we have you. He asked that everyone get behind the 4<sup>th</sup> of July parade. We need to make sure that the public is aware of the event and we as a county need to get to working on that. Right now, we are in the final steps of bringing the budget together. Everyone wants to talk about the budget and where we spend our money, and it is happening over the next month. This is the time for the Board to ask questions. The budget year starts July 1, and we are going to be involved in it. This year is the year for planning. After a census we reallocate Congressional Districts and we had to do redistricting inside the County to do that. Right now, we have a number of things happening. Commissioner Johnson talked about the Comprehensive Plan that has to be turned into the State. We have to do the Service Delivery Strategy and it has a number of intergovernmental agreements between us and the City of Griffin, and we have to turn this in by October 1<sup>st</sup>. All of these things are 10-year projects, and this is a planning time to determine what we are going to look like in the next 10 years. It is a pleasure to watch Bonnie Pfrogner work and it is an education to hear how we got to where we are and where we are going from here. Bonnie thank you for everything you do. He also wanted to thank Stephanie Windham for all she did to recognize Bonnie at the Golden Eagle Award.

## **XV. CLOSED SESSION**

## **XVI. ADJOURNMENT**

***Motion/Second by Johnson/Dutton to adjourn the meeting at 7:54 p.m. Motion carried unanimously by all.***