

# After Agenda

**Board of Commissioners of Spalding County  
Regular Meeting  
Monday, August 1, 2022  
6:00 PM  
Room 108, Spalding County Annex Building**

**The Spalding County Board of Commissioners held their Regular Meeting on Monday, August 1, 2022, in Room 108 of the Spalding County Annex Building, beginning at 6:00 p.m. with Chairman Clay Davis presiding. Commissioners James Dutton, Ryan Bowlden, Gwen Flowers-Taylor and Rita Johnson 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 Chairman Clay Davis.**

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

**II. INVOCATION**

County Manager, Steve Ledbetter asked that Sheriff Dix be allowed to speak and then called for a moment of silence in honor of a fallen officer, Jamie Reynolds, who lost his life in a tragic accident this weekend.

Pastor Cleopatrik Lacy of Mt. Zion Baptist Church delivered the Invocation.

**III. PLEDGE TO THE FLAG**

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

**IV. PRESENTATIONS/PROCLAMATIONS**

1. Consider presentation of Courthouse portrait for recognition of Tim Crane's retirement from the Public Works Department after 27 years of service.

T.J. Imberger, Director of Parks, Public Works and Public Grounds spoke about Mr. Crane and his accomplishments during his tenure with Spalding County.

Mr. Crane then stated that he enjoyed his time with Spalding County and appreciates the opportunity to have worked with the people at Spalding County. He added that he learned a lot during the 27 years he was with the County and hopes that the current employees appreciate the security they have in working for a County government.

2. Consider request to issue a Joint Proclamation with the City of Griffin welcoming students back to school in Spalding County on August 3, 2022.

Dr. Ledbetter read the Joint Proclamation.

***Motion/Second by Dutton/Johnson to approve the Joint Proclamation with the City of Griffin welcoming students back to***

***school in Spalding County. Motion carried unanimously by all.***

Mr. Keith Simmons, Superintendent of Schools was present to receive the Proclamation and Ms. Jessica O'Connor, City Manager for the City of Griffin was also at the meeting for presentation of the proclamation.

**V. PRESENTATION OF FINANCIAL STATEMENTS – None.**

**VI. 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.

Peter J. Cabrel, 1260 Hillview Road, Hampton, spoke regarding unauthorized use of private property to include issuance of amplification permits to neighboring property and their amplified music and discharging of fireworks where the smoke goes onto a neighboring property and is detrimental to the health and well being of the surrounding property owners. He encouraged the Board of Commissioners to refuse any amplification permits for his area.

Jewel Walker-Harps, 103 McEthel Drive, Griffin, spoke about the Jail and the need to have a new jail built.

Carol Jones, 1611 Pinebrook Drive, Griffin, spoke about the Homeless Shelter she had heard about from the Salvation Army and wanted to know what was being done to make it a reality.

**VII. MINUTES -**

1. Consider approval of Minutes for the Spalding County Board of Commissioners Special Called Meeting on June 15, 2022, and the Spalding County Board of Commissioners Extraordinary Session on July 18, 2022.

***Motion/Second by Johnson/Dutton to approve the Minutes for the Spalding County Board of Commissioners Special Called Meeting on June 15, 2022, and the Spalding County Board of Commissioners Extraordinary Session on July 18, 2022. Motion carried unanimously by all.***

## VIII. CONSENT AGENDA -

1. Consider on second and final reading an amendment to a Resolution amending the Code of Ordinances of Spalding County, Division I - Laws of Local Application, Part II - Governing Administration - Chapter 2 - Elections; Section 2.1 - Board Established; districts.

***Motion/Second by Johnson/Flowers-Taylor to approve on second and final reading an amendment to a Resolution amending the Code of Ordinances of Spalding County, Division I - Laws of Local Application, Part II - Governing Administration - Chapter 2 - Elections; Section 2.1 - Board Established; districts. Motion carried unanimously by all.***

## IX. OLD BUSINESS -

1. Lift from the table and consider a recommendation from the Parks and Leisure Services Advisory Commission for a wage increase for the bus drivers.

***Motion/Second by Johnson/Flowers-Taylor to lift from the table and consider a recommendation from the Parks and Leisure Services Advisory Commission to raise the wage for the Senior Center Bus drivers. Motion carried unanimously by all.***

Kelly Carmichael, Leisure Services Supervisor, gave the Board an overview of the current rate for Bus Drivers. She stated that with the current budget of \$14,769 they would not be able to sustain the raise in pay needed to get a good quality bus driver for the new Senior Center Bus. She then advised that there is approximately \$11,000 in the maintenance budget for the bus, which shouldn't be used this in the upcoming year because the bus is new so they can reallocate that money to salaries. Even with that staff can only propose a \$22.00/hour rate with benefits.

Commissioner Flowers-Taylor stated that the County has just spent \$500,000+ for a new vehicle and we need a experienced and capable driver to take care of the vehicle and transport our valuable cargo, the seniors citizens who will be riding on the bus. She then stated that she would like for the County Manager and Ms. Carmichael to have some leeway and propose a salary for this position between \$22.00 and \$25.00/hour.

***Motion/Second by Flowers-Taylor/Dutton to raise the hiring salary for the bus driver a minimum salary of \$22.00/hour and a maximum of \$25.00/hour and that Parks and Leisure Services find additional places in their budget to cover the funding for this position. Motion carried unanimously by all.***

## X. NEW BUSINESS -

1. Consider request for amplification from Rosa Antonio for a wedding to be held at 120 Kayla Court, Griffin, Georgia on September 3, 2022 from 5:00 p.m. to 10:00 p.m.

Dr. Ledbetter advised that staff had reviewed the request and recommends approval of the amplification permit.

Commissioner Flowers-Taylor and Commissioner Dutton expressed their concern over the density of the area and the possibility of traffic in the area during the event impeding neighbors or emergency vehicles from getting through the area. They also expressed concern regarding if there is any way that staff checks to make sure the neighbors are advised of the event.

***Motion/Second by Johnson/Flowers-Taylor to approve the amplification permit with an ending time of 10:00 p.m. and with direction to the County Manager and County Attorney to review the ordinance and make recommendations for confirming that neighbors are notified of these events and require a estimate of the number of individuals who will be attending the event. Motion carried unanimously by all.***

2. Consider request from staff and Paragon Consulting Group to approve a contract with Wright Brothers, Inc. the low bidder for HVAC Systems at AMBUCS Gym and City Park Gym.

Brian Upson advised the Board that a bid opening for the HVAC Systems were held on July 12<sup>th</sup> and there were two bids received. There were three bidders who attended the meeting and two of the bidders were accepted. The first bid was from QT Contractors doing business as Powers Heating and Air in the amount of \$512,017.65 and the low bid was from Wright Brothers in the amount of \$259,586.00. Both of the bidders are local HVAC commercial contractors. They were both qualified bidders.

Staff has reviewed the bids and they have looked at the details for each gym project and concurred with Paragon that we recommend the Board accept the low bid from Wright Brothers in the amount of \$259,586.00.

Commissioners Flowers-Taylor and Johnson then asked why there is such a difference in the two bids for these projects?

Mr. Upson then stated that when you look at the breakdown for each project and each unit the costs for equipment and labor is almost double across the board. He doesn't have a good explanation for it, maybe one of the providers really didn't need the work and were simply giving a courtesy bid.

Commissioner Johnson then expressed her concern that Wright Brothers may get started and decide they need to charge for additional items they didn't include in their bid.

Mr. Upson stated that both of these contractors are reputable contractors and he thinks that Wright Brothers has done work for Spalding County in the past. He added that anything can happen, but they don't anticipate any "bait and switch" where they come in at one price and then add additional. The bids have been evaluated for the materials and services that were in the original scope of services and they meet those specifications. If we don't get what they

have said they would do then we will have recourse available.

Commissioner Flowers-Taylor then asked if the air conditioning at City Park would be inclusive of all the extended areas or would it just be air conditioning for the gym?

Mr. Upson stated that they will be replacing what is currently in place at City Park in the gym. Additionally they will be adding a mini-split for the equipment room which historically has had no conditioning. This work is just for the gym at both locations.

Commissioner Johnson stated if we go with the lowest bidder should they come back and need additional funding, shouldn't we allow for some type of cushion and establish a maximum and not going over it.

Mr. Upson stated that the Board can put a contingency of a certain amount they will not go above, but during the course of the project they can't do any additional work without coming back to us and justifying what they are doing. Paragon would come back to the Board before they would approve any change in price.

Commissioner Flowers-Taylor then asked if the buildings at AMBUCS and City Park are insulated well enough to keep the air in? Her concern is that we are going to be spending a lot of money to cool a building and all the air is going to be going outdoors. She's not saying don't do it, she is just saying we need to look at the need for insulation.

T.J. Imberger stated that we know these buildings are not well insulated. These are buildings that are 40-50 years old. We have upped the tonnage of the units as we had a similar situation at Fairmont Gym and the higher tonnage has been very successful. We are doing the best with the resources that we have.

Commissioner Dutton then asked if there was a way that we could look at these buildings and make them more cost efficient. Maybe we do need to run some extra caulking or whatever.

Mr. Imberger stated they could come back to the Board with that information.

Commissioner Flowers-Taylor said if we are talking about raising the bar, then we need to make sure that we are doing these projects correctly.

Mr. Upson then stated that the current units are "on their last leg" so if you have a failure, you have no air. One thing you may want to look at is this price is probably not going to down if you wait a year. You may want to look at getting information together over the next year for efficiency, whether it is insulation, better doors or better windows and possibly plug that in to next year's budget. We need to go ahead and get these energy efficient systems in place in both gyms, because if you have a failure at City Park you are going to have no air and you are basically going to have to shut down or reduce its use.

Dr. Ledbetter then advised that starting today we are opening City Park Gym

as a comfort station.

Commissioner Flowers-Taylor stated she simply wants to go on record that she would like for staff to look at increasing the insulation for more efficiency at these two locations.

***Motion/Second by Dutton/Johnson to approve the request from staff and Paragon Consulting Group to approve a contract with Wright Brothers, Inc. the low bidder for HVAC Systems at AMBUCS Gym and City Park Gym. Motion carried unanimously by all.***

- ~~3. Consider recommendation from Paragon Consulting on the AMBUCS Park Gymnasium and City Park Gymnasium HVAC System Installations. Duplicaton of Item #2.~~
4. Consider a recommendation from the Parks and Leisure Services Advisory Commission to approve the Pickleball Association purchasing epoxy flooring for Wyomia Tyus Pickleball Facility restrooms.

T.J. Imberger stated the Parks and Leisure Services Advisory Commission and staff are in full support of this request.

***Motion/Second by Dutton/Johnson to approve the recommendation from the Parks and Leisure Services Advisory Commission to approve the Pickleball Association purchasing epoxy flooring for Wyomia Tyus Pickleball Facility restrooms. Motion carried unanimously by all.***

## **XI. REPORT OF COUNTY MANAGER**

- ✓ A public hearing is scheduled this Thursday evening, August 4<sup>th</sup> at 6:00 p.m. for our Comprehensive Plan and Capital Improvement update. Please join us in this room at 6:00 p.m.
- ✓ City Park Gym and Fairmont Center both open today for our neighborhood comfort station and cooling centers.
- ✓ The first five roads on the TSPLOST Project List have been resurfaced and we are waiting on striping. You will note on these roads the striping has been painted. The reason for this is the roads have to cure for 30-60 days before they can put the thermoplasty down for the striping.
- ✓ Gov. Kemp today sent a note to all the counties regarding the amount of money that the film industry and t.v. productions are generating in our state. The quote from Director Lee Thomas of the Georgia Film Office indicates he is grateful to see the continued commitment to Georgia's Film Industry through local investment and sound stages, support services companies and educational programs throughout the state.

This speaks volumes for Spalding County as we have a film education program at Southern Cresent and within the next week DeAndre Smith will have a couple of interns from that program working with the County. He then gave a shout

out to Mr. Smith, Southern Crescent and the Film Industry for utilizing Spalding County. We have received year-to-date for Spalding County \$28,350.00 back into the General Fund as a result of the filming that is going on in our County.

- ✓ Mr. Upson and Paragon have been working very hard to provide us with a Carver Road sidewalk design. He will send out the conceptual design to and the work that Mr. Upson and his team have put together for the Board of Commissioners. We would like to bring this design plan back to the BOC for consideration as the first of three that we will plan on completing this year. The other two should be in within the next two weeks.
- ✓ The County will be hosting another “Beat the Heat” event this Saturday at the Carver Road Fire Station from 12:00 – 2:00 p.m. and provide a family friendly waterhose fire truck event that will also include fun and games just like we did last week.
- ✓ If you are planning on submitting a building permit, please understand that we are going through a change in software which may slow down how we are processing our permits. Please just be patient with our team as we transition into the new software.
- ✓ There is a Public Meeting scheduled for the Griffin-Spalding Transportation Plan on Tuesday, August 16<sup>th</sup> from 6:00-8:00 p.m. at the Spalding County Senior Center. Please join us to provide feedback and information to us.

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

## **XIII. REPORT OF COMMISSIONERS**

**Rita Johnson** – First she wanted to send deepest condolences to the family of Jamie Reynolds and condolences to Sheriff Dix and his team. She also thanked Pastor Lacey for being here this evening and giving the invocation. She congratulated Tim Crane on his retirement from Public Works. She will be representing District 3 and State Farm in Partners for Education at Anne Street Elementary and she would encourage other members of this Board to participate in the Partners for Education.

**Ryan Bowlden** – He wanted to express his condolences for Deputy Jamie Reynolds and his family. He has worked with Deputy Reynolds in the past and he was a good man who did a good job. He also wanted know if all of the chip seal was repaired on Yarbrough Mill that need to be repaired. He just wanted to make sure that the contractor does not get paid until the roads are right. He thanked Ms. Walker-Harps for her comments this evening and he agrees 100% with everything she had to say, we have got to get the jail fixed. We are doing everything we can do to find the money. He then reminded everyone that the School Zone Traffic Cameras will be working again and if you speed through the school zones you will get a ticket.

**Gwen Flowers-Taylor** – Please just slow down, there are going to be children out and about. It is the beginning of school and kids are excited. You’ve got small kids who will be running across the street. School zones have been school zones for a long time and everyone should have been slowing down when they go through them. So if you get a ticket just go on and pay it. It is your car, you are

responsible for it and you shouldn't let them drive it if they don't know how to go through school zones without speeding. She is excited about school opening and she hopes to be out at Jackson Road school for the first day in District 1.

She wants to make sure that the Board had given direction to Dr. Ledbetter to make sure that Mr. Imberger and his staff start looking at efficiencies to economize the use of the two gyms. We need to be looking at that now, since we know it is an issue.

She stated she wanted to ask about the Carver Road sidewalk proposal. Does that include the entire Carver Road and will the cost be shared by the City because part of this is located in the City.

Dr. Ledbetter stated he had a conversation with City Manager, Jessica O'Connor on Friday and they are collaborating on sidewalks between the County and the City. What we have on the books right now is just for the County and the City is looking to utilize what we will bring to the table and then extend the rest of the way on Carver Road.

Commissioner Flowers-Taylor then asked where the funding for the chip and seal projects came from for Amelia and Yarbrough Road? She then wanted to know the game plan for the length that we are planning on chipping and sealing?

Dr. Ledbetter advised that last year the money came directly out of Mr. Imberger's budget. There were funds found in his budget and this year we are hoping to locate additional funding for chip and seal. We will bring a plan back to the BOC with a list of roads for that program moving forward.

Commissioner Flowers-Taylor then asked if there were any future plans for doing more of the chip and seal?

Dr. Ledbetter stated they will bring back a plan for consideration in the future.

**James Dutton** – As a defense attorney in Spalding County, he wanted to state that he is proud of the open communication and willingness of the different departments within the County to work together, especially the Sheriff's Office. We have an awesome Sheriff and staff who see past what is happening on paper and see the person behind it. Deputy Reynolds was a terrible loss, but there have been a number of people in the community and other attorneys who have contacted him and are very interested in helping the Department and his family if there is a way for them to do this.

Commissioner Dutton stated with regard to the Splash Pads, if we broke ground on a splash pad right now it wouldn't be opened in time for it to be used this year. It takes a while. So that gives us a number of months to try to get organizations, individuals and businesses to contribute. If we are going to put one of the splash pads at the Aquatic Center, the Aquatic Center is at the Lakes at Green Valley and there are a number of very large businesses right there at the Lakes at Green Valley.

He and Commissioner Johnson have been working with the Pickleball Association trying to introduce them to GSBTA and get them a source of funding for their next steps and their continued expanding.

Shifting from "wants" back to actual "needs." The Sheriff will agree, our jail is in

shambles and Ms. Walker-Harps is totally right. Its not the worst he has seen, but that is because of the people who are working there. Our people make a big difference in that space. However, there are situations within those walls that are less than ideal even for our workers. It is very important that we keep looking into this. That said, the dollar amounts he has heard for this project would equal the entire County budget for the next two years. It is staggering how expensive it is going to be to build a justice center.

He thanked the Emergency Response Folks for the coordinated emergency response event/training. They blew up an airplane. We had everyone involved, WellStar, our Fire Department, the EMT's and Sheriff's Deputies. They even had a crew from the film school to film it. It was awesome to see how well our folks did during this exercise.

Commissioner Dutton will be going to Rehoboth Road Middle School to welcome the kids back to school.

Commissioner Flowers-Taylor then asked if Dr. Ledbetter would let Ms. Jones know what is actually going on with the Salvation Army and that building?

**Clay Davis** – First he wants to comment about the children going back to school, this is a safety issue. Some of them may run out in the road so please be on your guard. He then stated that his heart goes out to the Sheriff and his entire family it is absolutely devastating. Administratively, a reminder that we have a meeting on August 4<sup>th</sup>, Public Hearings for the Comp Plan and the CIE at 6:00 p.m. and August 10<sup>th</sup>, Archway at 2:00 p.m. in the County Extension Office, so plan your calendars appropriately.

**XIV. CLOSED SESSION**

**XV. ADJOURNMENT**

***Motion/Second by Johnson/Dutton to adjourn the meeting at 7:40 p.m.  
Motion carried unanimously by all.***