



**After Agenda
Board of Commissioners – Extraordinary Session
October 17, 2022
6:00 PM
Room 108, Spalding County Annex Building
119 E. Solomon Street
Griffin, GA 30223**

The Spalding County Board of Commissioners held an Extraordinary Session on Monday, October 17, 2022, in Room 108 of the Spalding County Annex Building, beginning at 6:00 p.m. with Chairman Clay Davis presiding. Commissioners Ryan Bowlden, Rita Johnson, Gwen Flowers-Taylor and James Dutton 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) was led by Chairman Clay Davis.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

Chairman Davis asked for a motion to amend the agenda to remove a duplicate item (Item #6) under New Business as it was included as part of the discussion for Item #1 under New Business.

Motion/Second by Flowers-Taylor/Dutton to remove Item #6 under New Business as it is a duplicate item being address as part of Item #1 under New Business. Motion carried unanimously by all.

Chairman Davis then asked that the agenda be amended to include an Item #7 under New Business to consider a request from the Sheriff's Office to direct payments from the School Traffic Camera Ticket to the Spalding County Sheriff's Office.

Motion/Second by Johnson/Bowlden to amend the agenda to include an Item #7 under New Business to address a request from the Spalding County Sheriff's Office regarding direct payments to the Sheriff's Office from the School Traffic Camera Ticket fines. Motion carried unanimously by all.

II. INVOCATION

1. Otis Blake of the Griffin Rotary Club delivered the Invocation.

III. PLEDGE TO THE FLAG

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

IV. PUBLIC HEARINGS – None.

V. PRESENTATION OF FINANCIAL STATEMENTS

1. Consider approval of Financial Statements for the three months ended September 30, 2022 and the two months ended August 31, 2022.

Jinna Garrison, Administrative Services Director, stated she would be glad to answer any questions the Board may have regarding the two months of Financial Statements. She advised that the reason there are two months of statements for consideration is that she was involved with the auditors and unable to prepare the August statement earlier.

Motion/Second by Flowers-Taylor/Dutton to approve the financial statements for August and September 2022. Motion carried unanimously by all.

VI. PRESENTATIONS/PROCLAMATIONS

1. Consider a request from Spalding County Rotary Club for a Proclamation in Recognition of Rotary International Fight for a Polio Free World.

Dr. Ledbetter welcomed Mr. Otis Blake from the Griffin Rotary Club. He then read the proclamation and would then ask Mr. Blake to make any comments he would like to make.

Mr. Blake then introduced Connor West who is president of the Daybreak Rotary Club. They are part of the 130-member strong organization in this community that helps make Griffin and Spalding County a better place to live.

2. Briefing from members of the Justice Facilities Committee (JFC), Courthouse Elected Officials, and Spalding County Judges to report their findings and request funding for a "Needs Assessment Study" in support of a new Spalding County Justice Facility (Courthouse and Jail).

State Court Judge, Josh Thacker then gave a presentation to the Board on the needs identified by the Justice Facilities Committee with regard to the Spalding County Jail and the Spalding County Courthouse and a request for a Needs Assessment Study to further identify the needs, projected costs, and possible funding sources.

Dr. Will Simmons, District Court Administrator stated that a Needs Assessment Study would be the next step in the process. He further stated there are a number of organizations that can do this study, indicating he worked with the National Center for State Courts on several Needs Assessment Studies in other areas of the region, and they have been extremely helpful.

The Board recognized the need as outlined in the presentation; however, they are concerned with the cost of a study of this nature and the definition of scope for the assessment as it was not included during the budgeting process, indicating there are currently no funds available for such a study. The Board did express their desire to learn what items would be included in the Needs Assessment Study.

Consensus of the Board is for the Committee to go forward with creating a format or a template to be used in the bidding process for a Needs Assessment Study and bring this information back to the Board with any projection available for the costs to engage a firm to evaluate and prepare a Needs Assessment Study for the County.

3. Presentation of HOST vs LOST, presented by ACCG.

Clint Mueller, ACCG Legislative Director, then gave a presentation on the HOST vs LOST taxes available to Georgia Counties. He reviewed the HOST, how it originated, the Counties who are currently utilizing it along with the benefits and pitfalls of this program. Additionally, he covered LOST and how the distribution is made for Counties and Municipalities under this program.

Chairman Davis thanked Mr. Mueller for coming down and giving the presentation to help everyone understand the two programs. The citizens had requested that the Board look at outside sources and think “out of the box” for alternative funding to offset property tax. The HOST is an “out of the box” alternative that can be explored. Chairman Davis then stated that we will continue to work with the City of Griffin to come to an agreement on LOST, but if that doesn’t work, we do have an alternative that can be considered. It is his hope that we will be able to come to an agreement with the City on the LOST distribution.

VII. CITIZEN COMMENTS

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 there were two individuals who had signed up to speak:

Dr. Yoshunda Jones voiced her concerns regarding HOST and the Land Bank Authority.

Sharon King had signed up to speak, but stated she no longer needed to speak after the HOST presentation.

VIII. MINUTES

1. Consider approval of minutes from the October 3, 2022, Spalding County Board of Commissioners Special Called Meeting and Regular Meeting.

Motion/Second by Dutton/Bowlden to approve the minutes from the October 3, 2022, Spalding County Board of Commissioners Special Called Meeting and Regular Meeting. Motion carried unanimously by all.

IX. CONSENT AGENDA

Items on the Consent Agenda can be approved with no discussion. The Board can indicate which items need discussion after all of the items are read. The items that need further discussion will then be heard and once the discussion is complete the items will be voted on as a whole.

1. Consider Approval of Alcohol/Business License Renewals for Retail Sale of Beer, Wine & Liquor for 2023 for the following:
 - a. Sotetra Kong-Kong Enterprise Inc, dba The Liquor Gate, located at 1740 Zebulon Road, Griffin, GA 30224. **No Violations.**
 - b. Karim Dodhia-Modern Group LLC, dba HUB, 7770 Newnan Road, Suite A & B, Brooks, GA 30205. **No Violations.**
 - c. Atulkumar K. Patel, Carver's Liquor Square Inc, Carver Bottle Shop, 1557 Williamson Road Suite D, Griffin, GA 30224. **No Violations.**
2. Consider Approval of the following Business/Alcohol License Renewal for the Retail Sales of Beer:
 - a. Waseem A. Khan-Sam N Ash, Inc, dba S&M Grocery, 3244 Fayetteville Road, Griffin, GA 30223. **No Violations.**

Motion/Second by Flowers-Taylor/Dutton to approve the Consent Agenda as presented. Motion carried unanimously by all.

X. OLD BUSINESS – None.

XI. NEW BUSINESS

1. Consider a request from the Griffin-Spalding Airport Authority to enter into a contract with the Georgia Department of Transportation for funding and design of the Airfield Rehabilitation Project.

Stephanie Windham, County Attorney, advised this project is paving and rehabilitation of the existing airport. Necessary maintenance items have been delayed several years based on the fact that we anticipated we would have a new airport by this time. We don't and these improvements can no longer be delayed, and the repairs are necessary.

Ms. Windham then stated that GDOT's portion is \$3,974.94, the City and County will have an equal share of \$1,987.47 for the project.

Dr. Ledbetter stated that this is not a budget expense, and the Board will have to determine where the funding will need to come from.

Motion/Second by Dutton/Flowers-Taylor to approve the request from the Griffin-Spalding Airport Authority to enter into a contract with the Georgia Department of Transportation for funding and design of the Airfield Rehabilitation Project and that the \$1,987.47 required of the County be deducted from the Commissioners' Contingency Fund. Motion carried unanimously by all.

2. Consider adoption of the 2042 Comprehensive Plan, Future Land Use Map, and Community Work Program.

Caroline Evans and Paige Hatley then gave a short presentation on the Comprehensive Plan, Future Land Use Map, Community Work Program and CIE. Ms. Evans stated that the Comprehensive Plan sets the vision for growth and development within the County and the Capital Improvement Element updates the County's impact fee program. Ms. Evans then covered the timelines involved for completing the process for both the Comprehensive Plan and the CIE. She then stated that she and Ms. Hatley are here this evening asking that the Board of Commissioners consider adoption of Resolutions approving these plans.

Motion/Second by Johnson/Bowlden to approve the Resolution to adopt the 2042 Comprehensive Plan, Future Land Use Map and Community Work Program. Motion carried unanimously by all.

3. Consider a Resolution for approval and adoption of the CIE for 2022.

Ms. Hatley stated that the CIE is a component of the Comprehensive Plan. We are asking that the plans be adopted, and a final version will go back to the Regional Commission to route to DCA. We haven't resolved the maximum Impact Fees that can be charged to date, so she wants to clarify that the CIE is an updated project listing, so upon adoption of the CIE, you can begin spending Impact Fees on the updated list of projects. It is the Impact Fee Ordinance that is the home to the Fee Schedule, so if you choose to change what is currently collected to help fund the new list of projects, then that requires a modified fee schedule which will need to be incorporated into an amended ordinance. This is something that is still on the to do list after tonight.

Ms. Hatley stated that the categories for this CIE match what is currently in the CIE Program: Library, Parks, Fire, Law Enforcement, Emergency Management and Emergency Communications. It has been raised that roads are not part of the CIE. The State does identify roads and road improvement projects as an Impact Fee Category, but that wasn't a focus of this particular study. However, looking ahead, if you so choose, there can be an amendment to the CIE you will be approving this evening. The timing for this should be once the Transportation Plan is completed. Having an updated Transportation Plan would be a key resource to utilize in addressing roads for prospective additional Impact Fees.

The CIE allows you to spend monies on an updated project list and if you want to charge something differently, we can talk about the potential for amending your fee schedule at a later date.

Motion/Second by Flowers-Taylor/Dutton to approve the Resolution to adopt the CIE for 2022. Motion carried unanimously by all.

4. Consider approval of and updated Carver Road Sidewalk Concept Plan and Cost Estimates.

T.J. Imberger, Director of Public Works, advised that with regard to the Carver Road Sidewalk Concept Plan, the park items that were included in the prior plan presented to the Board have been deleted and have resulted in a reduction in the proposed cost by \$34,704.00.

Motion/Second by Johnson/ Dutton to approve the updated Carver Sidewalk Concept Plan and Cost Estimates. Motion carried unanimously by all.

Chairman Davis then stated that this is the first portion of the sidewalks to be constructed through the TSPLOST.

5. Consider request for a resolution to enter into a MOU Lease Purchase Agreement with Leasing 2, Inc. for two (2) Fire Trucks as presented by Spalding County Fire Chief Mike Byrd.

Chief Byrd advised the Board that the fire trucks involved have been on order for quite some time; however, the plan was to lease purchase these vehicles through the GMA Lease/Purchase Program like we have in the past. We have been notified that GMA is ending their lease purchase program and the end date for the program is prior to our receiving these two vehicles, so we have been forced to seek the funding from another lease/purchase agency.

Chief Byrd stated that he has found a company that will offer these services with comparable rates and requirements as the GMA Program. To engage this company, they have requested a resolution and an MOU that the Board will have to agree upon.

Motion/Second by Flowers-Taylor/Dutton to approve the resolution and MOU for a Lease Purchase Agreement with Leasing 2, Inc. for two (2) fire trucks as presented by Spalding County Fire Chief Mike Byrd. Motion carried unanimously by all.

6. ~~Consider Approval of GDOT Contract for Pavement Rehab of Existing Airfield.~~
6. Consider Adoption of the Service Delivery Strategy.

Dr. Ledbetter advised that there are three items that have not been resolved in the SDS and he will need some direction from the Board on these items. The problem is that the SDS has to be signed by October 31st and we are running out of time.

Commissioner Flowers-Taylor motioned to table this item in order for the members of the Board to have the opportunity to review the documents and get the details before we approve it.

Dr. Ledbetter then advised that staff has worked diligently over the past year to put together the documents for the Service Delivery Strategy which is composed of approximately 600 pages at this time. There are still some areas that we are struggling through, and it would be good to have consensus from the Board on how we are going to address these issues moving forward. The due date for the SDS is October 31st. We have to have it in hand, or we will lose our Certified Local Government status.

After much discussion, it was determined that a Special Called Meeting/Workshop to discuss the three items needing clarification and direction would be scheduled for Thursday, October 20th, beginning at 3:00 p.m. to be followed by a Special Called Meeting to vote on the adoption of the Service Delivery Strategy at 5:00 p.m.

Commissioner Flowers-Taylor then rescinded her original motion.

Motion/Second by Flowers-Taylor/Dutton to table the adoption of the Service Delivery Strategy until the Special Called Meeting at 5:00 p.m. on Thursday, October 20, 2022. Motion carried unanimously by all.

7. Consider request from the Spalding County Sheriff's Office for a Resolution to allow American Traffic Solutions, Inc. D.B.A. Verra Mobility to pay funds for Speeding Violations within School Zones directly to the Sheriff's Department to be held in a Separate Account and used for purposes allowed by OCGA §40-14-8(m). Ms. Windham stated that the school zone speeding tickets are now coming before Judge Thacker in State Court and we have run into a couple of issues. There is an existing contract with Vera Mobility, and they have been paying the funds received from citizens for citations directly to a separate account that the Sheriff's Office is maintaining and using in accordance with the statute. The issue is that the statute actually states that the funds are to be paid to the governing body and we are

requesting this resolution to direct Vera Mobility to continue paying the funds as they are currently paying them without them being directed to the Accounting Group and then disbursed to the Sheriff's Office.

Motion/Second by Dutton/Johnson to approve a Resolution to allow American Traffic Solutions, Inc. D.B.A. Verra Mobility to pay funds for Speeding Violations within School Zones directly to the Sheriff's Department to be held in a Separate Account and used for purposes allowed by OCGA §40-14-8(m). Motion carried unanimously by all.

XII. REPORT OF COUNTY MANAGER

- ✓ All of the resurfacing under the TSPLOST for year one has been completed, there is approximately 60% of the roads resurfaced waiting on striping. The striping will be thermoplasty and very easy to see at night.
- ✓ Staff and Paragon are working on bidding out the roads for next year. We hope to include a number of year three roads in the year two bids.
- ✓ The replacement for Big Blue is here.

XIV. REPORT OF COMMISSIONERS

Rita Johnson -

- She was glad the Justice Facilities Committee members were here this evening as she feels the Needs Assessment Study requested will move us in the right direction. She is also interested in hearing more about the leasing mechanism that was discussed with regard to this project.
- Great presentation by Clint Mueller regarding the HOST. We want everyone to hear us clearly, we are still negotiating the LOST and we want to negotiate this. The HOST is an alternative measure. Let's come to the table and negotiate this fairly and get past this.

Ryan Bowlden –

- Also stated that we want to negotiate with the city on the LOST, but we do have this on the "back burner" if you don't want to come to the table and negotiate.
- He has a lot of people in his area that are beginning to show interest in the chip and seal program. Right now, we have approximately 78 miles of dirt roads in Spalding County, and he would like to see more of the chip and seal implemented on these roads.
- He is still unhappy with Yarbrough Mill and asks that staff continue to stress with the contractor the need to get this road fixed.

Gwen Flowers- Taylor – No Comment

James Dutton –

- Regarding the LOST, if you just go by the current numbers, we have a potential to lower every homeowner's county property taxes by 16.138 mills with a possible decrease for everyone else in the county of 2 mills. It's in the City's hands at this point, we have made our offer.

Clay Davis –

- Thanked Commissioner Flowers-Taylor for leading our effort on the LOST during mediation. He also thanked her for her contribution to the new bus as part of the Park and Leisure Services Advisory Commission.
- He then stated that he wanted to make sure that we continue toward getting roads into the CIE. This is part of a long-range plan for when TSPLOST is completed in 5-years on how we will maintain our roads.
- Advanced voting has started, and he encourages everyone to get out and vote. It doesn't matter who you vote for, you need to make your voice heard.

XV. EXECUTIVE SESSION

1. Consider request from Miles Neville, Human Resource Director, to conduct an Executive Session as provided by O.C.G.A. 50-14-2(1) for Consultation with the county attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided.
2. Consider request to conduct an Executive Session as provided by O.C.G.A. 50-14-3(6) for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee.

Motion/Second by Dutton/Johnson to enter into an Executive Session for the reasons a stated at 8:51 p.m. Motion carried unanimously by all.

Motion/Second by Johnson/Flowers-Taylor to close the Executive Session at 9:24 p.m. Motion carried unanimously by all.

XVI. ADJOURNMENT

Motion/Second by Dutton/Flowers-Taylor to adjourn the meeting at 9:25 p.m. Motion carried unanimously by all.