



**After Agenda
Board of Commissioners - Regular Meeting
November 7, 2022
6:00 PM
Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223**

The Spalding County Board of Commissioners held their Regular Meeting on Monday, November 7, 2022, in Room 108 of the Spalding County Annex Building, beginning at 5:00 p.m. with Chairman Clay Davis presiding. Commissioners James Dutton, Gwen Flowers-Taylor, Ryan Bowlden and Rita Johnson were present for the meeting. Also present were County Manager, Dr. Steve Ledbetter, County Attorney, Stephanie Windham (via ZOOM), County Attorney, Karl Broder, and County Clerk, Kathy Gibson to record the minutes.

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

Chairman Davis then called for a motion to amend the agenda.

Motion/Second by Bowlden/Dutton to amend the agenda to include a new item #1 under New Business for the Board to receive an update from State Court Judge Josh Thacker and the Justice Facilities Commission. Motion carried unanimously by all.

II. INVOCATION

Rev. Brandon Footit with Carver Road Baptist Church delivered the Invocation.

III. PLEDGE TO FLAG

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

IV. PUBLIC HEARING

1. Conduct a Public Hearing on street light district for Sun City Pod 13 & Pod 14.

Motion/Second by Dutton/Johnson to enter into a Public Hearing on a Street Light District for Sun City Pod 13 and Pod 14. Motion carried unanimously by all.

Kellie Littlefield, Community Development Director, advised this is a request for Street Lights for Sun City Pods 13 and 14. These have already been approved by Central Georgia EMC. The street lights do conform to the state standards which is what the light ratio for streets is based on in our lighting ordinance. They will be in conformance with the design that has been approved for Sun City in conjunction with the master plan for this development. All requirements have been met and it is waiting on approval by the Board.

Dr. Ledbetter advised that no one had signed up to speak at the public hearing.

Motion/Second by Flowers-Taylor/Johnson to close the Public Hearing on a Street Light District for Sun City Pod 13 and Pod 14. Motion carried unanimously by all.

V. PRESENTATIONS/PROCLAMATIONS

1. Recognize the graduates of the 5th Annual Citizens Sheriff's Academy. The course began August 30, 2022, and ended November 1, 2022.

Sheriff Dix advised that the purpose of the Citizens Sheriff's Academy gives the citizen the opportunity to come into the Sheriff's Office and get a peek at what we do in the division and all across the agency. It gives them a view of the services that we provide. We encourage everyone to participate and ask questions about why we do certain things, how we operate and things like that. This is the largest class that we have graduated, and they were certainly one to put us to a task on a lot of the things that were covered. This gives us a chance to put out good information and let people know what really goes on. He then recognized and presented certificates to the graduates of the 5th Annual Sheriff's Academy.

Commissioner Dutton then recognized a boy scout who was attending the meeting with his mother to obtain the Citizenship merit Badge for Boy Scouts.

2. Consider a Joint Proclamation with the City of Griffin recognizing the small businesses in the City of Griffin and Spalding County and their contribution to our local economy by celebrating Small Business Saturday 2022 on Saturday, November 26, 2022.

Dr. Ledbetter read the Joint Proclamation recognizing the small businesses in Spalding County and the City of Griffin along with their contribution to the local economy.

Cindy Jones, Director of the Griffin-Spalding Chamber of Commerce was present to receive the Proclamation. She stated that the Chamber is starting their Shop Small Season and it will start with the Second Saturday this month. They will be distributing Passports, which includes individuals going around town and getting stamps in their Passports. You turn the Passports back into the chamber with your name and contact information for prizes from the small businesses.

Motion/Second by Dutton/Johnson to approve a Joint Proclamation with the City of Griffin recognizing the small businesses in the City of Griffin and Spalding County and their contribution to our local economy by celebrating Small Business Saturday 2022 on Saturday, November 26, 2022. Motion carried unanimously by all.

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.

Robert Morgan, 19 Johnston Road, Griffin, presented a copy of a Road Easement to the Board that was signed in 1995 which contains an agreement between he and the County. On September 19th, he went to Public Works to see about getting the creek bed that is part of the easement cleaned out. As part of the agreement, the County agreed to keep the creek bed cleaned out; however, since that time he has maintained the creek bed, but at this point his health will no longer allow him to do the maintenance. No one has been out to the property to look at the creek bed or to clean it out. He advised that if the County doesn't want to do the maintenance that was agreed to, they can end the contract and no longer have access to his property. Or, they can send someone out to his property to do the necessary maintenance. There has been a breakdown in communication regarding this and he simply wants the County to maintain the creek bed as was mutually agreed to in 1995.

Deborah Kelly, 1530 Cabin Trail, is part of the Making Tracks Travel Club and asked that the members of the Board respond to an invitation for them participate in the first trip on the new bus. She asked that if they do not wish to attend to let them know so that they can open the seats up to people who do want to attend.

Jewel Walker-Harps, 103 McEthel Drive, spoke regarding Liberty Technology and their contract for IT services with the County. Speaking on behalf of the NAACP of Spalding County she asked that the County cancel the contract for IT services with Liberty Technology as the owner of the Company is also the Chairman of the Board of Elections and there is a direct conflict and the NAACP has concerns regarding Mr. Johnson having access to the voting machines.

Jack Poll, 104 Court Crossing, is with the Boy Scouts and had several questions he asked the Board to respond to. Chairman Davis advised that responding was not part of the Citizen Comments. This portion of the agenda is for the public to be able to express their interests and concerns to the Board and we will listen at this time. He further stated that the Board could not respond unless a motion was entered, and a vote was taken to respond.

Motion/Second by Flowers-Taylor/Dutton to make an exception to the terms of the Citizen Comment section of the agenda to allow for a response to Mr. Poll's questions. Motion carried unanimously by all.

Mr. Poll then asked what the Board saw as the issues the County is currently facing.

Commissioner Dutton advised that the biggest issue right now is roads that are in constant need of repair, this is the biggest ticket item we currently face. We also have issues such as public safety, our Sheriff is fantastic, but we have some big hurdles coming up. You heard tonight about the issues with the jail, how old it is and how much maintenance it needs and it is going to cost a lot of money to build a new one. There is a lot of issues the County is facing, but the most important one was the one that we heard from Reverend Footitt and that was the unity in the County and us thinking of ourselves as one County.

Mr. Poll then asked how the Boy Scouts could help with these issues?

Commissioner Dutton stated something that the Boy Scouts can do is in a disaster make sure that you are available to help. He stated that the two Fire Chiefs would be happy to teach the Boy Scouts about emergency response and he feels certain that Sheriff Dix would like to talk with you about what you can do to support the efforts of his department. He advised that the Boy Scouts needs to continue to lead by example.

Mr. Poll then asked "who fixes the issue?"

Commissioner Dutton stated that we are trying, but the citizens have to be a part of the effort as well. The TSPLOST helped with the roads, we've got Judge Thacker here this evening trying to help with the jail.

VII. MINUTES

1. Consider approval of minutes from the Spalding County Board of Commissioners Special Called Meeting, Extraordinary Session and Executive Session on September 19, 2022, the Spalding County Board of Commissioners Special Called Meeting and Zoning Public Hearing on September 22, 2022.

Motion/Second by Johnson/Dutton to approve the minutes from the Spalding County Board of Commissioners Special Called Meeting, Extraordinary Session and Executive Session on September 19, 2022, the Spalding County Board of Commissioners Special Called Meeting and Zoning Public Hearing on September 22, 2022. Motion carried unanimously by all.

VIII. OLD BUSINESS

1. Submittal of Department of Health Approval of the Big Peach Concept Plan. This project will be located in the Tri-County Overlay and has been approved for a Special Exception to be able to construct and operate a Carwash.

Kellie Littlefield, Community Development Director, stated that at the Zoning Public Hearing on June 23, 2022, the Concept Plan was approved by the Board with the condition that the closed recycle system be submitted to the Health Department and they forwarded the information to the EPD for review. The purpose of this agenda item is to advise that the closed recycle system was submitted to the Georgia Department of Public Health and the EPD and the system, as submitted, has been approved by both entities.

IX. CONSENT AGENDA

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

1. Consider request from Amy Faircloth for an amplification permit for a wedding on December 10, 2022, from 3:00 p.m. to 10:00 p.m. at 2613 Newnan Road, Griffin, Georgia.
2. Consider request from Nitzell N. Nunez for an amplification permit on November 24, 2022, from 6:00 p.m. to 10:00 p.m. at 2956 Teamon Road, Griffin, Georgia for a birthday celebration.
3. Consider request for an Amplification Permit from the Spalding County Animal Care and Control staff to host a Claus for Paws event on Saturday, November 19th, 2022, from 10:00 a.m. to 4:00 p.m.
4. Consider the approval of renewal of Alcohol/Business Licenses for Retail Sale of Beer and Wine:
 - a) Shirley Ellis-Circle K Stores, Inc, dba Circle K #2723331, 3420 Jackson Road, Griffin, GA 30224. NO VIOLATIONS.
 - b) Shahnaz Bhaidani-Jiwani Business, LLC, dba Super Food, 2529 Old Atlanta Road, Griffin, GA 30223. NO VIOLATIONS.
5. Consider renewal of the annual contract with the City of Sunny Side and the City of Orchard Hill for Fire Services.
- ~~6. Consider approval of a graphic design for the new coach bus as proposed by the Parks & Leisure Services Advisory Commission. Moved to Item #3 under New Business for discussion and vote.~~
7. Consider approval of a street light district for the Vineyard Park Subdivision
- ~~8. Consider request from the Fire Chief Mike Byrd of the Spalding County Fire Department for permission to order two Sutphen Fire Engines. The cost for each truck will be \$750,000 for a total of \$1.5 million and the Board approved the financing program for these two fire engines at the Extraordinary Session on October 17, 2022. Moved to Item #2 under New Business for discussion and vote.~~

Motion/Second by Flowers-Taylor/Dutton to approve the consent agenda as presented except for items 6 and 8 and those items will be moved to New Business for discussion and consideration. Motion carried unanimously by all.

X. NEW BUSINESS

1. *Added by amendment to the agenda.* Consider request from Judge Tacker to update the Board on the findings of the Justice Facilities Commission and make recommendations.

State Court Judge Josh Thacker stated that the Board had asked at the last meeting that he go out and research how to get quotes. This is a non-funded request. We are simply trying to find out what the courthouse and jail would look like financially.

Judge Thacker stated that he is currently asking for two requests for quotes approval: The first one is an initial needs assessment. We asked Henry County and they have provided their forms and it is a very broad stroke request and the folks who would bid will know exactly what they are going to put out for a quote.

Judge Thacker reiterated that this is not a funded request. This is a request so that we can get a number so that we can have the discussion and decide at that point what it may look like. This will be a slower process and will take several months to get things going.

The second request is much smaller, the Board will be moving the tag office down the street and they are looking forward to utilizing that space. He is asking the Board to approve the request for a quote for an architect to have them come and look at that space and get a quote on turning it into a ceremonial courtroom. He is requesting quotes so that we can have an architect quote on this, so we would have an idea of what it would cost to bring in an architect to tell us how to utilize the space.

Motion/Second by Flowers-Taylor/Dutton to approve the request from Judge Thacker to obtain quotes as requested. Motion carried unanimously by all.

2. *Item #8 from the Consent Agenda moved for discussion.* Consider request from the Fire Chief Mike Byrd of the Spalding County Fire Department for permission to order two Sutphen Fire Engines. The cost for each truck will be \$750,000 for a total of \$1.5 million and the Board approved the financing program for these two fire engines at the Extraordinary Session on October 17, 2022.

Chief Byrd stated that they appeared before the Board in October to obtain a resolution for financing of fire trucks currently on order as they would not be

received until after the GMA Lease program had expired. The Resolution also provided for the financing of the two vehicles being requested this evening.

Chief Byrd stated that the county currently has three fire engines on order. We ordered two fire engines in December 2021 and at that time they were \$650,000 each. In the last year they have increased in cost and the third one that was ordered was \$750,000. The Fire Department is asking for permission to order two more units at the \$750,000 cost because it is anticipated that the price is going to continue to increase and they are expecting the price of these fire engines to be approximately \$826,000 by January 2023. They have advised that we can anticipate price increases every six months due to a number of factors such as the price of steel and tariffs.

Commissioner Dutton then asked what the anticipated life of the trucks would be?

Chief Byrd stated that he anticipates 10-15 years for each of the trucks due to the electronics currently being utilized.

Commissioner Dutton then asked what would be done with the current engines that we will be replacing.

Chief Byrd stated that the plan would be to keep one of the engines as a reserve and to sell the rest of them.

Motion/Second by Dutton/Flowers-Taylor to approve the request of the Spalding County Fire Department for permission to order two Sutphen Fire Engines. The cost for each truck will be \$750,000 for a total of \$1.5 million with the financing as approved on October 17, 2022. Motion carried unanimously by all.

3. *Item 6 from the Consent Agenda moved for discussion.* Consider approval of a graphic design for the new coach bus as proposed by the Parks & Leisure Services Advisory Commission.

Commissioner Flowers-Taylor stated that she is fine with the graphic design for the side of the bus, but she feels the proposed lettering for the back stating "Your TSPLOST Dollars at Work" as proposed were too large and she would like to see the lettering made smaller.

Motion/Second by Flowers-Taylor/Dutton to approve the graphic design for the new coach bus as proposed by the Parks & Leisure Services Advisory Commission with the change in the size of the lettering as discussed. Motion carried unanimously by all.

4. Consider approval of 2023 Notice of Meeting Schedule for the Spalding County Board of Commissioners.

Motion/Second by Flowers-Taylor/Dutton to approve the 2023 Notice of Meeting Schedule for the Spalding County Board of Commissioners. Motion carried unanimously by all.

Consider approval of the 2023 Zoning Public Hearing dates for the Board of Commissioners.

Commissioner Johnson then asked if the Zoning Public Hearing for December could be moved up to the December 5th calendar.

Consensus of the Board is to hear the Zoning Public Hearing items on December 5th, 2022.

Motion/Second by Flowers-Taylor/Johnson to approve the 2023 Zoning Public Hearing dates for the Board of Commissioners. Motion carried unanimously by all.

6. Establish a date for the Spalding County Board of Commissioners Annual Retreat so that staff can explore locations for this meeting.

Consensus of the Board is to schedule the Annual Retreat on Friday, January 20, 2023.

7. Consider request from the Community Development Department for approval of their 2023 Meeting Schedule for the Zoning Board of Appeals and Planning Commission.

Motion/Second by Flowers-Taylor/Dutton to approve the 2023 Meeting Schedule for the Zoning Board of Appeals and Planning Commission. Motion carried unanimously by all.

8. Consider approval of SD 08-03 Final Plat for The Collection at Greyson Parc Phase 1, formally known as Heron Bay Village: Cole Tract Associates LP, Owner, Portion of 258 Fincher Road (Approximately 37.616 Located in Land Lot 146 of the 2nd Land District)-The Applicant is requesting approval of their final plat consisting of 67 lots.

Kellie Littlefield, Community Development Director, stated this a tract of land that is part of the Heron Bay Master Plan that was approved approximately 2 years ago; however, this portion of the development has changed owners. This is the final phase of Greyson Parc. The new owners have taken over this portion and are requesting approval of a final plat.

Jeff Foster, Starlight Homes, 3820 Mansell Road, Alpharetta, GA stated that his company is requesting approval of the final plat as submitted. He is available if the Board has any questions.

Ms. Littlefield stated this would be 67 single family residences and they do have amenities in the development. Recommendation of staff is approval.

Motion/Second by Flowers-Taylor/Dutton to approve SD 08-03 Final Plat for The Collection at Greyson Parc Phase 1, formally known as Heron Bay Village: Cole Tract Associates LP, Owner, Portion of 258 Fincher Road (Approximately 37.616 Located in Land Lot 146 of the 2nd Land District)-The Applicant is requesting approval of their final plat consisting of 67 lots. Motion carried unanimously by all.

9. Consider the approval of Final Plat for Sun City Pod 21 and Pod 22 Phase 1 located within Sun City Peachtree.

Ms. Littlefield stated that this is the build out for Pod 21 and Pod 22. It is located near Teamon Road and has a gate access. Recommendation is approval as it does conform with the master plan as approved by the Board.

Motion/Second by Flowers-Taylor/Johnson to approve the Final Plat for Sun City Pod 21 and Pod 22 Phase 1 located within Sun City Peachtree. Motion carried unanimously by all.

10. Consider the approval of the Final Plat for Pod 21 Phase 2 located within Sun City Peachtree development.

Ms. Littlefield advised that this is Phase 2 of the pod that the Board just approved. They were completed in tandem with one another. Originally they were divided into two phases because they thought building would slow down and that has not happened so they are being approved separately because of the way the phasing was done in the master plan. However, both meet with the master concept plan that was originally approved by the board.

Motion/Second by Flowers-Taylor/Johnson to approve the Final Plat for Pod 21 Phase 2 located within the Sun City Peachtree development. Motion carried unanimously by all.

11. Consider the approval of the Final Plat for Pod 23 located within Sun City Peachtree.

Ms. Littlefield this pod is also in conjunction with the same master plan that has already been approved. The curbing and the streets have already been installed in all three phases of these areas in pods 21, 22 and 23 and the streets are conducive to the life safety code that was required. We have had a number of discussions with Pulte about getting the streets to comply.

Motion/Second by Johnson/Flowers-Taylor to approve the Final Plat for Pod 23 located within Sun City Peachtree. Motion carried unanimously by all.

XI. REPORT OF COUNTY MANAGER

- We continue to monitor the latest on Subtropical Storm Nicole as it continues to organize and meander west, toward the Bahamas and central/southern Florida. Over the next 2-3 days, the track/movement of Nicole will largely be dependent on the strength and position of a rather large area of high pressure (aloft) that currently stretches from southwest Texas to the North Carolina coast.
- Our next email update will be sent early tomorrow (Tuesday) morning. No formal webinars/briefings are planned by NWS Peachtree City/Atlanta at this time.
- The Georgia Recreation & Parks Association is meeting this week in Jekyll Island. We have several of our staff attending this week as our very own TJ Imberger is taking on the role of Association President.
- If you have not yet voted, please plan on voting tomorrow. This is your last chance to vote as the polls open tomorrow morning at 7:00 am and close tomorrow evening at 7:00 pm.
- Our staff and students from UGA continue working through the details to provide a dashboard. The purpose for this dashboard is to provide a transparency in our work we perform. As we work through the details, we will engage business leaders, and community representatives to ensure we deliver the right message through our dashboard.
- He gave a Huge thank you to Chief Glenn Polk for all the emails and phone calls from our dedicated staff who constantly and consistently look for ways to fund our operations through awards and grants. Thank you, Chief Polk, for the \$140,310 we've received in the last few weeks. These funds will provide box fans, warning sirens, and reimburse funds for our COVID-19 supplies for our community.
- Happy Veterans Day. Friday, November 11th, the Spalding County Offices will be closed in observance of Veterans Day.

According to VA.gov, the purpose of Veterans Day is a celebration to honor America's veterans for their patriotism, love of country, and willingness to serve and sacrifice for the common good. It is a privilege to be a veteran and celebrate my love of this great Country Friday, November 11th. This week, our county offices will be closed in observance of the holiday. If you have served, God bless you and thank you for your service. If you know someone who has served, please tell them thank you.

Additionally, in consideration of those within our community who suffer from their time in service, whether through unemployment, struggles with a sense of purpose and identity, homelessness, physical handicaps, or poor mental health, please know there are those who care about you and stand ready to help. Let's all take time this Friday and stop, if only for a moment, and consider how we can continue to support our veterans.

XII. REPORT OF COMMISSIONERS

Rita Johnson congratulated everyone who attended and graduated from the Sheriff's Citizens Academy. She also would like to know more about the trip on Big Blue scheduled for November 16th and 17th as she has not received anything regarding this trip.

Ryan Bowlden stated that he would like to know when the next Sheriff's Citizens Academy is scheduled.

Gwen Flowers-Taylor advised that she had recently attended a GMA and ACCG Emergency Services meeting and would like for the Board to contact our local legislative delegation about increasing reimbursement for Medicare and Medicaid patients when they have to use emergency ambulance services.

She also expressed her concern regarding Mr. Morgan's complaint this evening and wanted to make sure that someone from Public Works contacts him and works out what needs to be done per that agreement.

James Dutton encouraged everyone to go out and vote. He also stated that he would encourage everyone to shop small and support local businesses as these businesses are the ones who sponsor local groups within the community.

Commissioner Dutton stated that there are two ways to express freedom, one is to participate in Jury Duty and the other is to vote. He encourages everyone to do both of these as they are your opportunity to express freedom.

Clay Davis reminded the Board of the Special Called Meeting on Wednesday morning at 8:00 a.m. He also asked Dr. Ledbetter to contact our local legislative group and see if they can come and talk with us before the end of the year. He also thanked all of the Veterans for their service.

XIII. ADJOURNMENT

Motion/Second by Johnson/Flowers-Taylor to adjourn the meeting at 7:47 p.m. Motion carried unanimously by all.