



**After Agenda
Board of Commissioners - Regular Meeting
March 6, 2023 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, March 6, 2023, in Room 108 of the Spalding County Annex Building, beginning at 6:00 p.m. with Chairman Clay Davis presiding. Commissioners Gwen Flowers-Taylor, Ryan Bowlden and Rita Johnson were present for the meeting. Commissioner James Dutton joined the meeting at 6:09 p.m. Also present were County Manager, Dr. Steve Ledbetter, County Attorney, Stephanie Windham and County Clerk, Kathy Gibson to record the minutes.

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

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

II. INVOCATION

1. Commissioner Gwen Flowers-Taylor, District 1, delivered the Invocation.

III. PLEDGE TO FLAG

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

Motion/second by Bowlden/Flowers-Taylor to amend the agenda to add an Item #5 under New Business to discuss a letter and resolution be sent to Senator Ossoff and Congressman Drew Ferguson in support of the Griffin-Spalding County Airport. Motion carried unanimously by all.

IV. PUBLIC HEARING

1. **Lift from the table and conduct a Public Hearing on Application 22-09Z:** Clinton C O'Brien & Sandra O'Brien Maloy, Owners. HFG Development, Agent. 480 Tomochichi Road (Approximately 85.90 located in Land Lot 49 & 50 of the 3rd Land District). Applicant requests rezoning from AR-1, Agricultural and Residential and R-2, Single-Family Residential to C-2, Manufacturing.

Chairman Davis then called for a motion to lift from the table. No motion was made, and the item was not lifted from the table.

Chairman Davis then advised that the attorneys involved has asked for this item to be tabled this evening, it was not the decision of the Board.

V. PRESENTATIONS/PROCLAMATIONS

1. Dr. Irvin Clark, President of Southern Crescent Technical College would like to share his vision and provide an update to the Board on the college.

Dr. Irving Clark gave a presentation highlighting Southern Crescent Technical College and the opportunities available to individuals who choose to attend. SCTC is a unit of the Technical College System of Georgia and one of 22 technical colleges in the state. Southern Crescent provides Workforce Development for an eight-county service delivery area by providing Technical Education, Economic Development and Adult Education services.

Southern Crescent Technical College is accredited by the Southern Association of Colleges and Schools Commission on Colleges to award associate degrees. Workforce Framework at SCTC Spalding includes Externships, Credit/Degree Programs, Fast Track Training, Registered Apprenticeships and as well as a Small Business Innovation Center. Over 15% of the students that currently attend SCTC are made up of Spalding County residents and they look to continue to grow this segment.

2. Representatives from Collaborative Housing Solutions the developers for the Housing Authority are here this evening to present.

Rachelle Patton, Founder and President of Collaborative Housing Solutions, is an affordable housing owner, developer and consultant. She has been working with Kim Walker who is the Deputy CEO of the Griffin Housing Authority. She has worked with the Housing Authority for about 11 years and was the development consultant who assisted in getting the funding to redevelop the old Meriwether Homes into three phases as well as the renovation of Fairmont Nine Oaks.

Ms. Patton stated that they are here this evening to discuss the redevelopment of the property located near the old Rosenwald School. They are the Housing Authority's Joint Venture Partner in this project to develop the financing and oversee the development. They are here this evening to update the Board on this project and answer any questions you may have. Additionally, there is a number of requests they need to make regarding the property.

Ms. Patton then advised they are planning to build up to 168 affordable apartments, targeting folks who are making up to 60% of the area media income, here in Griffin that is \$32,000 to \$55,000 in annual salaries. These are often folks who work for the police department, fire department, teachers, people who work in local businesses and people who work in county and local government. There would be no Section 8 housing in this development.

There are three parcels they are asking the county to convey to the Housing Authority and as part of that two of the parcels were rezoned back in 2020. She is

asking for an additional piece of property to be rezoned to make the project financially feasible at a scale that works with our funders. As well as to ask for an overlay district to be applied to the three parcels.

Ms. Patton stated they plan to renovate the Equalization Building as a Community Building that would have community amenities for not only the residents, but the entire community. Community Rooms, Community Support Services, and meeting space. She is excited because in all of their projects they have a Community Art Component and in their new community buildings art from local artists is featured and because of the proximity to the Rosenwald School, they plan to have a number of art pieces that represent the Civil Rights movement.

Ms. Patton then showed the Board a preliminary overview of the project with a plan to build five buildings. They will keep the walking path, it would be redirected, and they would pay for that, but the walking path would continue to connect Jefferson Street with Haskell Ward Drive and would connect both sides of the property. They will have amenities such as a playground, walking paths, an arts and crafts center, business center, community rooms, places for support service agencies and meeting rooms.

The currently plan is for “Class A” construction with 40% of the building being covered in brick and the remainder of the exterior being in hardiplank. Their hope is that this will be a wonderful place for folks to live and be able to access the playground and the community garden. They want to be a place where people can live, play, recreate and educate their children.

Ms. Patton stated that they have come here tonight to ask that the county request a rezoning for the one parcel currently zoned Institutional to HDRA and in addition they are asking that the entire area be incorporated into an overlay district which would be a Special Housing and Redevelopment Overlay District (SHROD) that would allow them flexibility with setbacks and being able to build the number of units necessary to serve the community.

Ms. Patton advised they hope to have financing by this summer, to start construction and for construction to be completed in Fall of 2025. It would be at the closing of construction when the actual conveyance of the property from the County to the Housing Authority would take place. At the same time the Housing Authority would continue to own the land and they would enter into a ground lease between the Housing Authority and her organization.

Ms. Patton stated their request this evening are for three rezoning applications for the sites that are currently in the Institutional Zoning to HDRA and then a rezoning application to put the entire property under the Overlay District that is specifically targeted for redevelopment of areas like this one. Additionally, they are requesting

the County apply for a variance to have zero lot lines to allow the current structures to remain where they currently are located.

Commissioner Flowers-Taylor stated that she is in favor of this project because of the Meriwether Homes renovation; however, she is concerned about the two driveway cuts the plan is showing onto Jefferson Street, that is a short street. She also advised that on the back side of the Rosenwald School is where the County plans to have a detention pond area which will clearly affect the building that is being shown on the preliminary drawing. She has asked the attorney to help us with language to ensure that this development meets a certain building standard.

Stephanie Windham, County Attorney, stated that she had talked with Ms. Patton and she had advised that Commissioner Flowers-Taylor may want to add some conditions to the option to purchase, knowing that once the option to purchase is executed since this property is located within the City Limits, Spalding County would lose control over what is actually developed. So, the language that we would like to add would be that aesthetically and architecturally the development would be similar to the Meriwether Homes project.

Ms. Patton advised they would be utilizing the same type of financing that is allocated by the State Department of Community Affairs as well as bringing in equity investors from the private market and commercial banks. They have a very high level in terms of underwriting, which means they will be financially stable for 30 years. More importantly, the State has very high design standards and they would be amenable to agreeing to that type of design standard. We will be certified by the National Green Building Standards and most of the materials used have to last for 20 to 30 years. They have no problem with that type of language.

Ms. Windham then advised that there is a new survey currently being drafted that will better define where the detention pond will be located on the property and it will be completely on Spalding County Property.

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.

No one signed up to speak.

VII. PRESENTATION OF FINANCIAL STATEMENTS – None.

VIII. MINUTES

1. Consider approval of the Minutes from the Spalding County Board of Commissioners Extraordinary Session on February 20, 2023, and the Spalding County Board of Commissioners Zoning Public Hearing on February 23, 2023.

Motion/Second by Flowers-Taylor/Dutton to approve the Minutes from the Spalding County Board of Commissioners Extraordinary Session on February 20, 2023, and the Spalding County Board of Commissioners Zoning Public Hearing on February 23, 2023. Motion carried by a unanimous vote.

IX. OLD BUSINESS

1. Lift from the table and consider approval of an Option to Purchase the Equalization School, this will enable the Griffin-Spalding Housing Authority to obtain grants needed to complete this project.

Motion/Second by Flowers-Taylor/Bowlden to lift from the table and consider approval of an Option to Purchase the Equalization School, this will enable the Griffin-Spalding Housing Authority to obtain grants needed to complete this project. Motion carried by a unanimous vote.

Ms. Windham advised that we have discussed everything that needs to be discussed at this time.

Chairman Davis stated that he wants to make sure that in the writing of the conveyance of this property that everything is written out to include the concerns expressed this evening by the members of the Board.

Motion/Second by Flowers-Taylor/Johnson to convey the Option to Purchase of the named property and Equalization School to include the applications for rezoning from Institutional to HDRA to include the SHROD overlay with the direction the development follows the standards established in the Meriwether Homes project aesthetically and contractually. Motion carried by a unanimous vote.

X. CONSENT AGENDA

Chairman Davis advised that the two items on the Consent Agenda this evening are contracts that were approved by the Board at the Zoning Public Hearing on February 23, 2023 based on a request for bids. He then read both items on the agenda.

1. Consider approval of a contract for debris monitoring with DebrisTech, LLC the low bidder on this RFP.
2. Consider approval of the Master Service Contract and Task Order Form #1 with Goodwyn, Mills & Cawood, LLC for consulting services, record keeping and filing of paperwork with FEMA, Insurance, HUD and other sources of funding for reimbursement of costs incurred as a result of the January 12, 2023, tornado event.

Motion/second by Flowers-Taylor/Dutton to approve the items on the Consent Agenda as read. Motion carried by a unanimous vote.

XI. NEW BUSINESS

1. Consider renewal of the Misdemeanor Probation Contract for the Spalding County Superior Court with Judicial Correctional Services, LLC (JCS).

Dr. Ledbetter stated that he had a conversation with Judge Thacker who assured him that he and Judge Sams are pleased with the contract and he recommended continuance of the contract. Staff recommends continuance of this contract.

Motion/Second by Flowers-Taylor/Dutton to approve the Misdemeanor Probation Contract for the Spalding County Superior Court with Judicial Correctional Services, LLC (JCS) for one year. Motion carried by a unanimous vote.

2. Consider approval of the Concept Report for the SR 155 Redesignation as prepared by Heath & Lineback Engineers, Inc.

Brian Upson, Paragon Consulting, presented the SR 155 Concept Report that was prepared by Heath & Lineback. The project has been ongoing for about 18 months, it has been a long process, and everyone should have an electronic copy of this report. This is the first phase in moving forward to get the redesignation of SR155 from downtown Griffin. The LCI project that was completed in the downtown area 18 months ago has been prompting this action; however, we are so far behind getting GDOT approval on this project that we are just now entering into the first phase completion of the project.

Mr. Upson then advised that this is only a part of a much larger project that GDOT is looking at long-term. He reviewed the SR 155 redesignation down McDonough Road and crossing Highway 16. This is the first phase of the Griffin bypass as designated by GDOT. That is why GDOT has interest in this project. He then gave the Board an overview of the future planned phases for the Griffin bypass project.

Mr. Upson stated the way we are moving our project forward is by latching on to the State's long-term plan. ARC funded 80% of this study and the study created a concept plan that will now be sent to GDOT, upon approval. This plan has a lot of analyses that are available for review, in summary the report recommends that GDOT continue to move forward with the North McDonough Road option at 55 MPH. Mr. Upson then advised that the recommended cost of this project is \$33,559,000. He stated as the Transportation Planner he would recommend that the Board approve this Concept Report so that it can be submitted to GDOT for their consideration and approval.

Dr. Ledbetter stated that staff also recommends that the Board move forward with approval.

Motion/Second by Dutton/Flowers-Taylor to approve the Concept Report for the SR 155 Redesignation as prepared by Heath & Lineback Engineers, Inc. Motion carried by a unanimous vote.

3. Consider discussion regarding IMPACT fees for Spalding County.

Dr. Ledbetter stated that everyone should have received the documentation regarding the IMPACT fees. Unfortunately, Ms. Page Hatley could not be in attendance this evening to provide additional information. One of the things that has been discussed is that we need to schedule a workshop so that we can walk through all of the scenarios that she has presented for our IMPACT fees. He feels it would be beneficial for the Board to sit down with Ms. Hatley and Mr. Ross to have them walk us through the discussion one more time.

Dr. Ledbetter then advised that roads and other areas of opportunity were not placed in our IMPACT Fee analysis for this time, but Ms. Hatley and Mr. Ross indicated that they would both be available this Summer to add those as an addendum for us moving forward. There also may be some other areas of opportunity like the Animal Shelter or other areas that we could also consider for IMPACT Fees. His recommendation to the Board is for us to hold a workshop with Ms. Hatley and Mr. Ross to make sure that we are in complete understanding an agreement on how to present our IMPACT Fees moving forward.

4. Consider approval of a Resolution to submit the annual update report for the CIE.

Dr. Ledbetter stated this is the Transmittal Resolution, it does not have the schedule for the IMPACT Fees. The Department of Community Affairs asked that we provide them with a "clean" resolution. Previously, we had combine the resolution to cover the Comp Plan and the CIE and they have asked for a separate Resolution for the CIE only. It is the same language; it is simply a clean resolution to ask the Department of Community Affairs to adopt the CIE.

Motion/Second by Flowers-Taylor/Bowlden to approve a Resolution to submit the annual update report for the CIE to DCA. Motion carried by a unanimous vote.

5. Consider approval of issuing Letter and Resolution to Senator Jon Ossoff and Congressman Drew Ferguson in support of the new Griffin-Spalding County Airport.

Motion/Second by Dutton/ Flowers-Taylor to approve issuing a Letter and Resolution to be forwarded to Senator Jon Ossoff and Congressman Drew Ferguson in support of the new Griffin-Spalding County Airport. Motion carried by a unanimous vote.

XII. REPORT OF COUNTY MANAGER

- ✓ Thanked the board for their support and prayers over the last month and a half. Health is always paramount for any opportunity and he thanked the Board and the Community for their prayers and support. It is good to be back and it is a privilege to be back.

XIII. REPORT OF COMMISSIONERS

Rita Johnson

- Welcomed Dr. Ledbetter back to work.
- She then asked when FEMA would be closing the Center here in Spalding County.

Chairman Davis advised that March 17th the Small Business Association (SBA) would be closing their remote office at the Senior Center and on March 20th, FEMA would be closing their Disaster Relive Center location at the Senior Center. You can still call in and access their services online.

- Thanked DeAndre Smith for his posts to Face Book and giving the timelines for these operations, she has been able to share those posts.
- She felt it was a great presentation by Dr. Clark from Southern Crescent Technical College this evening.

Ryan Bowlden

- Welcomed Dr. Ledbetter back. Don't be hard headed we need you to take it easy because we have a lot of stuff in the works that we need to get done.
 - Number one is Code Enforcement
 - Number two is Animal Control.

Gwen Flowers-Taylor

- Welcomed Dr. Ledbetter back.

James Dutton

- Welcomed Dr. Ledbetter back.
- The Animal Shelter are doing a great job. They do need a lot of volunteers to come out and visit with the animals. He has talked with the State Court Judge about giving 2 for 1 credit for Community Service for people who volunteer at the Animal Shelter. We are still in an Emergency Situation at the Animal Shelter.
- Raising the bar can be affected by IMPACT fees.
- Update on the Judicial side of things:

- They are working on transforming the jail courtroom. Right now, we do preliminary hearings over there, but there are not a lot of hearings done there. It costs a ton to move inmates to and from the courthouse and there are safety concerns in moving these folks. We have developed a plan to renovate that courtroom to make it more useable and to be able to get court done faster there. We've got one more judge, otherwise we are at 100% judicial support for that project.
- Now that the Tax Office is out of the courthouse, we need to start moving on renovating that space.
- He feels we can make better use of some of the space at the new tax offices.
- Right now, we have five Superior Court Judges and right now we have the caseload for a sixth.
- With the current caseload in State Court we have enough cases to justify another State Court Judge, but you have to consider that just from June to December of 2022 they issued 36,000 school zone speeding tickets. So that now has to be added to the current caseload of an already overloaded system.
- A few years ago, we approached the subject splitting Fayette County from this circuit and making it a circuit on it's own. The three lower counties would then constitute another circuit. That would leave us with two Superior Court Judges which would make sense. There is precedent for this type of change all over the State. Just next door Henry County split away leaving Butts, Lamar and Monroe to become their own circuit. We are in that exact situation. There is support for it now and he feels there is a growing demand in Fayette County for this to happen as well. For this to happen, we have to ask one of our State Representatives to request a study.

He then asked for consensus from the Board if this is still something that we would like to do and wants permission to go and talk with Pike and Upson Counties to see if they are interested in supporting this type of action.

Consensus of the Board is for Commissioner Dutton to move forward.

- He then asked where we are at on the MLK Parade redo? Are we going to combine it with the Juneteenth parade?

Commissioner Flowers-Taylor stated that she had asked Cheryl Brown, but she will call her back.

Clay Davis

- We have been asked to bring your CAFR book back in, they now have the tabs and would like to get those into everyone's books.
- He feels that Archway is at a crossroads and that the Board needs to decide on what direction we are going to take with regard to Archway. He thinks it is important for those in the community who want to take advantage of the program to become funding partners.
- Retreat dates – We need to do this quickly, we are behind on the normal procedure and he would like to try to do this within the next couple of weeks.

Consensus of the Board was Friday, March 24th, beginning at 9:00 a.m.

- We have to come up with a solution for Code Enforcement.
- Welcomed Dr. Letter back.
- Disaster – His personal best bet is if we do everything perfectly, we are still going to lose a couple million dollars out of our budget that will not be replaced. It will have a huge impact on FY2024. We all need to start thinking about how we are going to overcome that. Considering everything else that we have going on: the Jail for \$30-40 million, Courthouse for \$30-40 million and we have signed a Resolution for the airport which is scheduled to cost \$30-\$40 million. Additionally, we are going to be short a minimum of \$2 million next year.
- Today we were briefed on the Collaborative working Spalding County volunteers. Last time we had them working, it took two years to take care of long-term problems after FEMA is gone. They are getting donations, but this is going to be for the long term.
- He asked for a short review on the people who have moved into the old DFCS building. There have been concerns regarding law enforcement presence and now there are large sums of money, and he would like a review of what that looks like.
- There is a bill in the General Assembly to transition Sunny Side from a corporation city to a historic township. This will leave us with two municipalities within the County, the City of Griffin and Orchard Hill.
- TSPLOST?

Dr. Ledbetter advised that the pre-bid for our next iteration for resurfacing of roads will occur this Thursday. Kudos to Brian Upson, TJ Imberger and the whole Public Works team for getting us ready. They started in November getting ready for this iteration. They have included the first seven or eight roads in Year #3 as an option should they come back to the Board with lower prices like we did last year. We should be in good shape moving forward with our TSPLOST.

Chairman Davis stated TSPLOST is a big hit with the citizens and we are doing good things with the TSPLOST.

- He advised that if the citizens have ideas of a better way for us to do business, we are open to those. Please get them to the County Manager. We are working hard to keep things going and welcome your input.
- We have a number of personnel actions. We are getting ready to bring onboard our Planning and Development Director and we have two other critical positions: the Assistant County Manager and the impending retirement of our Administrative Director and CFO.
- We need to set up a Board training date.

XIV. EXECUTIVE SESSION – None.

XV. ADJOURNMENT

Motion/Second by Flowers-Taylor/Johnson to adjourn the meeting at 7:58 p.m. Motion carried by a unanimous vote.