



**After Agenda  
Board of Commissioners - Work Session  
February 5, 2024  
3:00 PM  
Room 108, Spalding County Annex Building**

**The Spalding County Board of Commissioners held a Work Session on Monday, February 5, 2024, in Room 108 of the Spalding County Annex Building located at 119 E. Solomon Street, Griffin, Georgia beginning at 3:00 p.m. with Vice Chairman Ryan Bowlden presiding. Commissioners Rita Johnson, Gwen Flowers-Taylor, and James Dutton were present for the meeting. Chairman Clay Davis was absent from the meeting. Also, present were County Manager, Dr. Steve Ledbetter, County Attorney, Stephanie Windham and Deputy County Clerk, Kathy Gibson to record the minutes.**

**I. OPENING (CALL TO ORDER)**

The meeting was called to order by Vice Chairman Ryan Bowlden.

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

**II. INVOCATION**

The invocation was delivered by Commissioner James Dutton, District #2.

**III. PLEDGE TO FLAG**

The pledge to the flag was led by Commissioner Rita Johnson, District #3.

***Motion/Second by Bowlden/Dutton to amend the agenda to include an update from Marie Broder, District Attorney and to discuss a request for a letter of support for a senior living, Harmony Village, he is wanting to build in Spalding County. Motion carried by a unanimous vote.***

**IV. AGENDA ITEMS**

1. Marie Broder, Spalding County District Attorney to present the immediate need for funding in order to prosecute the capital murder trial for Marc McIntire case.

Ms. Broder introduced her team to the Board of Commissioners: David Studdard, Kate Leonard, Ashton Jordan and Lily Nichols. Ms. Broder advised that she would be first chair for this case and Ms. Leonard would serve as second chair for the case. However, in a capital murder case there is a need for an additional attorney to handle appeals in the case. She is requesting an additional attorney and has identified Liz Baker as the potential Appeals Attorney for this case.

Ms. Broder added that Ms. Baker will need to be a Spalding County employee and have full benefits from Spalding County. She anticipates the trial to be 24-36 months and will be presented to the Grand Jury in March 2024. Her proposed salary for Ms. Baker is \$100,000.00 of which there is an immediate need for \$50,000.00 to get her onboard and get her started. The \$50,000.00 is not budgeted and she is requesting that this amount be added to her budget to carry through until June 30<sup>th</sup>, 2024. She will then incorporate Ms. Baker's salary into her proposed budget for 2025.

2. John Crouse and Bill Brown are requesting a Letter of Support for a senior living facility known as "Harmony Village" to be located off SR92 in Griffin.

Dr. Ledbetter advised that the zoning for the development was approved almost 10 years ago, but due to the downturn in the market, covid and other factors, the development never occurred. Mr. Crouse and Mr. Brown are currently applying for a grant to begin construction and has requested the County write a letter of support for this development.

Commissioner Flowers-Taylor stated that when this came before the Board the last time the proposed charges to reside in the facility were extremely high and she is concerned that citizens of Spalding County would not be able to afford to go to this location should they require a senior living environment.

After much discussion, it was determined that Dr. Ledbetter should contact Mr. Brown and Mr. Crouse and ask them to make a presentation at the March 4<sup>th</sup> Work Session of what their current plans are for the location and what they are looking for the costs to their residents will be.

3. Iris Hernandez Garcia has requested an amplification permit to hold a Sweet 15 Qunceanera at her home located at 2160 Rocky Creek Road, Hampton, GA.

Eva Morales discussed the history of amplification permits for this property and advised that the Board had requested that Ms. Garcia apply for home occupation license for an event center. Her application has been received and is being processed at this time. She also advised that Ms. Garcia says that this amplification permit is for a personal event.

Mr. Morales also advised that there are structures on this property that have not been properly permitted or inspected for public usage.

Commissioner Flowers-Taylor then expressed her concern regarding the buildings on the location not having the property permits or inspections for large groups to attend events.

4. Miles Neville, Director of Human Resources, will bring the Board up to date on what is happening with HR and make recommendations on future possibilities.

Mr. Nevelle discussed the current openings for the County and said that he has identified individuals for some of these positions and hopefully they will be filled in the near future. He also stated that he had consulted with a “headhunter” to fill some of the positions that we have had absolutely no response to advertising the positions.

Mr. Neville then advised that a draft of the pay study should be submitted for our review next week and that we should receive an update from ACCG on the health insurance proposed rates for 2025.

***Motion/Second by Flowers-Taylor/Dutton to move Item #8 up to the Item #4 position so that Judge Thacker doesn't have to wait so long for us to review his request. Motion carried by a unanimous vote.***

5. Consider request from State Court Judge Josh Thacker to relocate the Spalding County Sentence Enforcement Office to the current Felony Public Defender's office and relocate the Felony Public Defender's Office to the space currently occupied by the Spalding County Sentence Enforcement Office.

Judge Thacker stated that there are several Spalding County Offices in the Old Post Office located at 141 W. Solomon Street, Griffin, GA. Additionally, the Felony Probation Office is located the front lobby, which is a State Agency. Recently, there have been problems with our citizens being treated rudely by the Felony Probation Staff. Their offices are located in the front lobby of the building with a large window that provides line of sight access to their staff for anyone entering the building.

Although there are signs directing individuals to the County Offices, many citizens are ignoring the signs and asking the individuals in the probation office for directions. The probation office has notified the County they will no longer be responsible for directing individuals to other locations within the building.

Judge Thacker has talked with Bill Imhoff, with the State Agency and Director Matthews and has agreed to “run point” on a solution for this problem. He advised that once he has a plan, he will come back to the Board for permission to go forward.

6. Dr. Ledbetter will discuss the AKB Development Opportunity within his Capstone Project.

Dr. Ledbetter then presented his Capstone Project to the Board of Commissioners and highlighted the current conditions along AKB and the possibility for future development, what that development could mean to the tax base and provide some needed relief for the homeowners in Spalding County.

7. Projects update - Plan.

Dr. Ledbetter stated that there are currently 173 Projects have been identified by the Plan. He advised that at the supervisor's meeting on Monday mornings he will receive updates on the Projects to make sure they are moving ahead, and he will address any problems or bring them to the Board should there be a need.

Dr. Ledbetter advised that staff is working toward establishing a new website for Spalding County. The website will interact with desktops, but also be designed to support smaller technologies.

8. Review Fee Schedule Plan

Dr. Ledbetter stated that several months ago the Board asked staff to do a complete review of construction permitting fees. This data has been collected and the staff is reviewing every line item of the data collected. The next meeting scheduled for this Plan is Friday, February 9, 2024, at 11:00 a.m. Currently, we plan to bring this back to the Board at the second meeting in March.

Additionally, the Board requested a review of the Court Cost fee schedule, and Beck, Owen and Murray have discussed this with Judge Thacker and are in the process of reviewing a legislative proposal that was vetoed by Governor Deal.

Ms. Windham advised that they are currently looking at Dekalb County's fee schedule as well.

Dr. Ledbetter advised that they plan to have this ready for the Board's review by the end of next week.

9. Review the Municode Update.

Dr. Ledbetter stated that he and T.J. Imberger have reviewed the Code of Ordinances, and it has been forwarded to Beck, Owen & Murray for review. This process has been a challenge, it was evident that Municode simply cut, copied, and pasted from unknown sources when they returned their draft to staff. You will note that it states, "City Council" and not "County Commission." Some of the information was not actually Georgia related.

In more than 18 months of trying to get them engaged with us he provided examples of the type of information they provided back to us for approval. Not only is the staff learning every word of our General Ordinances and Zoning Ordinances, but we are also learning state code and where it correlates back to our ordinances. That is why it is taking so much time.

Dr. Ledbetter then stated that in the Zoning Ordinance, he has completed 18 of 29 chapters and hopes to have the remaining chapters completed by the middle of February. Staff is also reviewing this information and it will be forwarded over to Ms. Windham and her staff once we have completed our review. The last time our

Zoning Ordinance was completely updated was 1995 and there have been a lot of changes.

#### 10. EOP Promulgation

Glenn Polk, Director of Spalding County Emergency Management, stated that every four years we are tasked by Georgia Emergency Management to update our Emergency Operations Plan. This is a comprehensive plan that engages all of the partners throughout the community, and it tasks us to provide a framework of how each organization provides services or support should we have disasters or emergency events in our community. This is our four-year update. We have worked with all our partners on the update, and it has already been approved.

Dr. Ledbetter stated that the Promulgation this evening falls in line with every other promulgation that we have had where the Chairman of the Board, the County Manager, the Sheriff and the EMA Director all sign the document.

Chief Polk then added that the final Phase III Debris award has been approved and in four to eight weeks Spalding County should receive \$1.1 million in reimbursement.

#### V. ADJOURNMENT

***Motion/Second by Flowers-Taylor/Dutton to adjourn the meeting at 5:20 p.m. Motion carried by a unanimous vote.***