

# After Agenda

**Board of Commissioners of Spalding County  
Regular Meeting  
Monday, December 7, 2015  
6:00 PM  
Meeting Room 108, Courthouse Annex**

**The Spalding County Board of Commissioners held their Regular Meeting in Room 108 in the Courthouse Annex, Monday, December 7, 2015, beginning at 6:00 p.m. with Chairperson Rita Johnson presiding. Commissioners Bart Miller and Donald Hawbaker were present. Commissioners Gwen Flowers-Taylor and Raymond Ray were absent from the meeting. Also present were County Manager William P. Wilson Jr., Assistant County Manager, Eric Mosley, County Attorney, Jim Fortune and Executive Secretary, Kathy Gibson to record the minutes.**

- I. OPENING (CALL TO ORDER)** by Chairperson Rita Johnson.
- II. INVOCATION** led by Commissioner Donald Hawbaker.
- III. PLEDGE TO FLAG** led by Commissioner Bart Miller.
- IV. PRESENTATIONS/PROCLAMATIONS**

- 1. Griffin Spalding County Hospital Authority Treasurer, Cal Oxford to make a presentation to the Board of Commissioners.

Cal Oxford, wanted to update the Board and the Community regarding the sale and transfer of Spalding Regional Hospital.

Mr. Oxford then presented a background on the Hospital Authority and the role of this Authority. The Hospital Authority has \$48,199,000 in Trust Funds they administer. This past month the Authority made grants for 2016 in the amount of \$1,039,000 to organizations in Spalding County for the good and health of the community. The two largest recipients were Hope Health Clinic and the school nurse program. Mr. Oxford wanted to assure the Board that the Authority is in good hands, it is being managed property and the community is benefiting from the work they do.

There is a signed 3-way agreement between the Hospital Authority, Tenant Healthcare and WellStar Health Care to transfer all of the assets from Tenant to WellStar. In 1996, an agreement was signed that stated that should the Hospital ever be sold that the Hospital Authority would have the first right of refusal, so we could either purchase the hospital or advise that we did not want to buy it, before they could sell it.

Mr. Oxford advised that the goal of the Hospital Authority was to see to it that Spalding Regional remained a fully functional, standalone hospital and continue to operate the EMS here in Spalding County. He stated that through the good graces of Tenant, they were able to facilitate a three way agreement between the Hospital Authority, Tenant and WellStar. This agreement protects the interests of this community and provides for growth of the hospital.

The only downside to this is that WellStar is a not for profit hospital and therefore the property will be coming off of the tax records. All of the potential buyers for the hospital were not for profit entities so the property would come off of the tax records no matter who purchased it.

Mr. Oxford then gave a brief sketch of the agreement:

- WellStar will continue all of the core services at the hospital.
- Although WellStar does not own or operate ambulance service they have agreed to continue to own and operate the EMS Service here in Spalding County and they cannot sell or dispose of it without the approval of the Hospital Authority.
- WellStar has agreed to continue Physician Recruitment.
- WellStar has agreed to expand services where needed.
- They have agreed to a Capital Support Program which involves the investment of \$5M per year into the hospital for the next five years.
- WellStar has agreed to continue the process initiated by Tenant to convert all of the rooms into private rooms and has committed \$15M for that conversion. This is over and above the \$25M they have committed.
- WellStar has agreed to place a representative from the Hospital Authority on their Regulatory Board.
- If WellStar decides to sell the hospital, they have included a provision where if they sell the hospital to Northside, Piedmont or Navicent then this agreement remain in force and binding on the purchaser. If it is sold to anyone other than those three, the Hospital Authority retains first right of refusal to purchase the hospital.
- This agreement is in full effect the day of closure; however, if this deal does not close by April 30, 2016 this deal expires.

Mr. Oxford then addressed the issue of local taxation. He stated that WellStar is a not for profit organization and as such they are entitled to take the property off of the tax digest and he is sure they will do so. He stated that WellStar is the best possible operator of this facility that could have been picked and they are going to be an asset to the

community.

Mr. Oxford advised that WellStar has agreed to make voluntary payments to the community in lieu of taxes for the next three years:

- Year 1 pay the full amount of taxes due up to a maximum of \$900,000.
- Year 2 pay \$600,000 flat rate in property taxes.
- Year 3 pay \$300,000 flat rate in property taxes.

Payment will go to the Tax Commissioner as payment of the property tax and the County, City and School System will have to decide on how the money will be split up.

Commissioner Miller thanked the Hospital Authority for the job they did in negotiating and working out the deal for the agreement.

Commissioner Hawbaker asked if the MOU was publically available.

Mr. Oxford advised that they would send a copy to the County for distribution to the Commissioners.

2. Griffin Main Street Program Manager, Kenda Woodard, to present a proposal for a consolidated City/County Destination Marketing Organization for consideration by the Board of Commissioners.

Kenda Woodard, Executive Director, and Daa'ood Amin, Chairman of the Griffin Main Street Advisory Board, thanked the Board of Commissioners for allowing them the opportunity to present this evening on Hotel/Motel tax increase and the possibility of a consolidated Griffin-Spalding Business and Tourism Association Board.

Ms. Woodard then gave a comprehensive PowerPoint presentation on the purpose of a Destination Marketing Organization and the Griffin Business and Tourism Association.

Ms. Woodard stated that once the County's Hotel/Motel tax increases to 8% it is required by Georgia statute that you have to contract with a Destination Marketing Organization to expend those funds. In 2008 HB 1168 changed the hotel-motel tax authorizations and allowed jurisdictions and communities to increase their taxes to 8%. If you do not increase your taxes beyond 5% then you are not required to adhere to the changes implemented by this House Bill.

Ms. Woodard advised that HB 1168 states that at least 50% of the excess funds be expended for the promotion of tourism, conventions

and tradeshows by the local Destination Marketing Organization designated by the local government. This is 50% of the taxes collected over the 5% tax rate. It further states that any excess not expended for tourism has to be expended for tourism product development.

Ms. Woodard stated that they are proposing that the new organization be administered by the current Main Street Director, who would become the Executive Director. They would utilize the Main Street approach, there would be a business advocacy component and it would employ a part-time tourism staff.

Ms. Woodard advised that the purpose of this organization would be to promote business, tourism and trade conventions for the City of Griffin and Spalding County. To study, investigate and develop plans for improvement of business and tourism for both the City and County. To implement such plans as to promote business, tourism and conventions to the Griffin-Spalding community. The DMO will also advise and recommend plans to the Board for development of business and tourism and to promote public interest in the general improvement of business and tourism in the City and County.

Ms. Woodard stated that she wanted to make it clear that there is nothing contained within the purposes of this board that shall be construed to abridge or change the powers and duties of other existing authorities, departments, boards or similar sitting county agencies.

She then presented a proposed membership of the Board of Directors for the combined organization which included City and County staff, City and County residents and business owners and other volunteers from both the City and the County. This would be a membership organization and anyone that has an interest in the objectives or the purposes can be a member of this association.

Ms. Woodard stated that as a part of this, they are proposing an intergovernmental agreement regarding the Regional Welcome Center and maintenance and upkeep associated with this Center.

Ms. Woodard then presented a breakdown of the funding received by the City and the County from Hotel/Motel tax and how the proposed additional funds would be utilized by the DMO. She then advised that the proposal is that the City and County combine the funds generated by the Hotel/Motel tax to create combined opportunities to promote tourism in Griffin and Spalding County.

Mr. Amin added that all of the funding that has been discussed is generated by the hotel/motel dollars, none of the funds would be coming out of the County's general fund.

## V. PRESENTATIONS OF FINANCIAL STATEMENTS

1. Consider approval of financial statements for the four months ended October 31, 2015.

Mr. Wilson advised that as of 10/31/2015 or 33% of the year and we are currently at 29% of expenditures out of the General Fund and at 35% of the Fire District Fund.

***Motion/Second by Hawbaker/Miller to approve the financial statements for the four month period ended October 31, 2015. Motion carried unanimously by all.***

## VI. CITIZEN COMMENT

Speakers must sign up prior to the meeting and provide their names, addresses and topic in which they will speak on. Speakers must direct all comments to the Board only. Speakers will be allotted three (3) minutes to speak on their chosen topics and 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.

**David Melton, 27 Westwood Court**, Spoke in favor of the sterilization and unaltered animal permit that is on the agenda for second reading this evening and asked that the Board approve this ordinance.

**Keri Gebler, 646 McArthur Drive**, in favor of the sterilization and unaltered animal permit that is on the agenda for second reading this evening and asked that the Board approve this ordinance. Ms. Gebler reminded everyone that these ordinances were mean for nuisance animals not for responsible animal owners.

**Vickie Hennessey, 208 Seminary Ridge**, she agrees with and totally supports the sterilization and unaltered animal permit. She also wanted to remind everyone that this is designed as a complaint driven, nuisance ordinance and not designed to punish any responsible animal owner.

## VII. MINUTES -

1. Consider approval of minutes of the November 16, 2015 Spalding County Board of Commissioners Zoning Public Hearing and the November 16, 2015 Spalding County Board of Commissioners Extraordinary Session.

***Motion/Second by Miller/Hawbaker to approve the minutes of the November 16, 2015 Spalding County Board of Commissioners Zoning Public Hearing and the November 16,***

**2015 Spalding County Board of Commissioners Extraordinary Session. Motion carried unanimously by all.**

**VIII. CONSENT AGENDA –**

1. Consider approval on second reading Amendment to UDO #A-15-09: Article 22'. A-O Airport Overlay District - replace existing Airport Overlay District requirements with a new Airport Overlay District Ordinance.

William Wilson, County Manager, advised that the Board could consider all of the items on the consent agenda at one time unless a member of the Board would like to consider one of the items individually.

Commissioner Miller asked that the first two items on the Consent Agenda be considered together and then the last two items be considered for approval.

2. Consider approval on second reading an ordinance to amend Division II, Part IX, Section 9-3112: Judicial proceedings.

***Motion/Second by Hawbaker/Miller to approve on second reading Amendment to the UDO#A-15-09: Article 22'. A-O Airport Overlay District - replace existing Airport Overlay District requirements with a new Airport Overlay District Ordinance and an ordinance to amend Division II, Part IX, Section 9-3112: Judicial proceedings.***

Commissioner Miller asked for clarification on the Airport Overlay District.

***Motion carried unanimously by all***

3. Consider approval on second reading an ordinance 2015-10 to amend the Spalding County Code of Ordinances by adding a new subsection to section 12-1016 to be designated as subparagraph (C) Sterilization Requirement.
4. Consider for approval on second reading an amendment 2015-08 to Part XII, Animals, Chapter 1, Animal Control, of the Spalding County Code of Ordinances by adding a new section to said chapter to be denominated as Section 12-1007 - Unaltered Animal Permit.

***Motion/Second by Hawbaker/Miller to approve on second reading an ordinance 2015-10 to amend the Spalding County Code of Ordinances by adding a new subsection to section 12-1016 to be designated as subparagraph (C) Sterilization Requirement and an amendment 2015-08 to Part XII, Animals, Chapter 1, Animal Control, of the Spalding County Code of Ordinances by adding a new section to said chapter to be denominated as Section 12-1007 - Unaltered Animal Permit.***

Commissioner Miller stated that he wanted to make sure that these ordinances would not require any additional employees be hired in order to enforce them.

Mr. Wilson advised that the effective date of the ordinances is scheduled for March 2016, to give the public time to be education on the requirements of this Ordinance. These two ordinances will be imposed on a complaint basis, so no additional staff should be necessary.

Commissioner Hawbaker advised that the Board would have to set a fee for the Unaltered Animal Permit at a later meeting.

***Motion carried unanimously by all.***

**IX. OLD BUSINESS**

**X. NEW BUSINESS –**

1. Consider approval of the 2016 Alcohol License Renewal for Retail Sale of Beer and Wine for Jay Vasudev, Inc. d.b.a. Expressway Food Mart located at 2903 North Expressway, Griffin, GA.

Mr. Wilson advised that all of the departments have reviewed this request and all criteria has been met. Recommendation of staff is to approve this request.

***Motion/Second by Hawbaker/Miller to approve the 2016 Alcohol License Renewal for Retail Sale of Beer and Wine for Jay Vasudev, Inc. d.b.a. Expressway Food Mart located at 2903 North Expressway, Griffin, GA. Vote: 3-0***

2. Conduct public hearing to consider the establishment of street light district for Sun City Peachtree - Pod 37A.
3. Conduct public hearing to consider the establishment of street light district for Sun City Peachtree - Pod 38A.

Mr. Wilson suggested that the public hearing for items 2 and 3 be conducted at the same time.

***Motion/Second by Hawbaker/Miller to conduct a public hearing to consider establishment of a street light district for Sun City Peachtree – Pods 37A and 38A. Motion carried unanimously by all***

Mr. Wilson then asked if there was anyone present who would like to speak regarding the establishment of street light districts in Sun City Peachtree Pods 37A and 38A. No one present indicated they would like to speak.

***Motion/Second by Hawbaker/Miller to adjourn public hearing to consider establishment of a street light district for Sun City Peachtree – Pods 37A and 38A. Motion carried unanimously by all.***

4. Consider approval of street light district for Sun City Peachtree - Pod 37A.
5. Consider approval of street light district for Sun City Peachtree - Pod 38A.

***Motion/Second Hawbaker/Miller to approve the street light districts for Sun City Peachtree – Pods 37A and 38A. Motion carried unanimously by all.***

6. Consider request from the American Cancer Society to hold their Relay for Life event at Wyomia Tyus Olympic Park walking track on May 13 and 14, 2016.

Mr. Wilson stated that the Park and Recreation Advisory Commission was polled on this request and seven out of the nine members were able to be contacted and all were in favor of allowing the Relay for Life event to be conducted at Wyomia Tyus Olympic Park. He advised that we have let other organizations utilize the park for fund raising, so we are not setting a precedent. The Cancer Society has agreed to abide by all of the rules and provide security, insurance and provide clean-up for the event. Staff recommends approval.

***Motion/Second by Miller/Hawbaker to approve a request from the American Cancer Society to hold their Relay for Life event at Wyomia Tyus Olympic Park walking track on May 13 and 14, 2016. Motion carried unanimously by all.***

7. Consider approval of a contract with Auctions, Inc. to conduct an auction for the sale of equipment and vehicles declared surplus by Spalding County.

Mr. Wilson advised that the County Attorney has reviewed this agreement and approved it as to form. The County will be conducting an auction of items declared surplus by the County and this vendor is going to advertise the event for us. It will be a live auction. He advised that in the past the auctions were conducted as a sealed bid and employees were not allowed to participate. Since this is a live auction, with permission of the Board, the employees will be able to bid.

***Motion/Second by Miller/Hawbaker to approve a contract with Auctions, Inc. to conduct an auction for the sale of equipment and vehicles declared surplus by Spalding County.***

Commissioner Johnson asked if there had been a date established for the auction.

Eric Mosley, Assistant County Manager advised that the Auction is scheduled for Saturday, January 9<sup>th</sup>, 2016.

***Motion carried unanimously by all.***

8. Consider approval of the 2016 LMIG (Local Maintenance & Improvement Grant) request.

Mr. Wilson stated that the County receives funding from the State of Georgia for maintenance of roads and the County has to match a percentage in order to receive these funds. This year we received a little over \$550,000 from the State and with the County match it brought the total to \$775,000. He advised that it costs the County approximately \$100,000 per mile to resurface existing roadways.

Mr. Wilson then advised that the 2016 LMIG has four roads to submit to the State this year: Teamon Road (from Jordan Hill Road to Highway 155) approximately 3.8 miles, Dutchman Road (from North Walkers Mill Road to North McDonough) approximately 1.12 miles, the remainder of Vaughn Road (from W. McIntosh to Highway 92) approximately 1.9 miles and Harris Street off of West Ellis, it is a short .5 mile road that is in terrible shape. Total for these improvements will be \$744,000 to complete our match for the resurfacing. These are the worst roads in the County as determined by the Paser System which is how we have been assessing the roads for the last five years.

Mr. Wilson stated that next year we will be asking for the remaining portion of Teamon Road, Dutchman Road along with the next eligible roads on the Paser System list.

Commissioner Hawbaker asked where our matching funds would be coming from.

Mr. Wilson advised that they would be coming from the 2015 SPLOST proceeds.

***Motion/Second by Miller/Hawbaker to approve the 2016 LMIG (Local Maintenance & Improvement Grant) request. Motion carried unanimously by all.***

9. Consider approval of the calendar year 2016 Holiday Schedule.

Mr. Wilson stated that the list consists of the approved Holidays that are

designated in the County's personnel ordinance.

***Motion/Second by Hawbaker/Miller to approve the Holiday Schedule as presented for 2016. Motion carried unanimously by all.***

10. Consider cancellation of the Board of Commissioner Extraordinary Session scheduled for Monday, January 18, 2016, as the County Offices will be closed in observance of the Martin Luther King Holiday.

***Motion/Second by Hawbaker/Miller to consider cancellation of the Board of Commissioner Extraordinary Session scheduled for Monday, January 18, 2016, as the County Offices will be closed in observance of the Martin Luther King Holiday. Motion carried unanimously by all.***

11. Consider approval of contract with Wanda Sisson for Personal Property Tax.

Mr. Wilson advised that we had budgeted for a full time person in the Tax Assessors office to handle Personal Property Tax. He advised that the Tax Assessors Office would like to contract with Ms. Sisson who has over 20 years of experience, she is retired and she is willing to assist in training the staff in Personal Property Tax evaluation. We currently have six months of lapse salary funds available which is more than enough to fulfill the contract with Ms. Sisson.

Donald Long, Chief Appraiser, advised that if we hire someone new into this position, they would not be able to get the information pulled together by April 30<sup>th</sup> which is the deadline to get all of the Personal Property returns completed.

***Motion/Second by Hawbaker/Miller to approve a contract with Wanda Sisson for Personal Property Tax. Motion carried unanimously by all.***

12. Consider approval of lease purchase agreement with Municipal Asset Management Inc. for replacement of 80 tasers, battery packs and holsters for the Spalding County Sheriff's Department.

Mr. Wilson stated that the tasers currently utilized have been phased out by the manufacturer, these tasers are unserviceable and we are unable to purchase batteries for them. This will allow us to purchase 80 new tasers over a five year period. The contract will include all of the maintenance for the equipment for the five year period. The Sheriff's Department has moved funds in their budget this year to cover the first payment for the tasers.

***Motion/Second by Hawbaker/Miller to approve the lease purchase agreement with Municipal Asset Management Inc. for replacement of 80 tasers, battery packs and holsters for the Spalding County Sheriff's Department. Motion carried unanimously by all.***

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

- Use of the Old Senior Center – staff proposes that we utilize the old senior center as an administrative building for the Spalding County Fire Department Administration. We have explored the possibility of renting the building; however everyone who has approached us to rent the building has wanted it for “little to nothing” rent and have requested that the County to do any needed renovations. The County has put aside \$100,000 in the Fire Department Budget for the several years to add on to and expand the Carver Road Station, rather than do that we are proposing that we utilize the original Senior Center behind the Health Department for Administrative and Training purposes.

Mr. Wilson further advised that this building is ADA accessible, has two large rooms that can be used for training and would move the Fire Department forward.

***Consensus of the board is to utilize the Old Senior Center as administrative offices for the Spalding County Fire Department.***

- Christmas Appreciation – It has been suggest that we have a desert bar at the Carver Road Fire Station for employees and that the Commissioners deliver cookie trays to the CI, the Jail and E911. He advised that he had broached the subject with Chairman Johnson and she was amenable to the idea.

***Consensus of the Board is to have the CI prepare the cookies and the Commissioners will be at the Carver Road Station to thank employees and will deliver cookies to the different locations.***

- Chuck Copeland, Chairman of the Griffin Spalding Development Authority was named 2015 Volunteer of the Year by the Georgia Economic Developers Association.
- Press Release: GEMA/Homeland Security recently awarded a \$39,358 federal grant top Spalding County for the purchase and installation of two outdoor warning sirens. As you may recall, Sunny Side and Orchard Hill put in their SPLOST two sirens, so we are going to try to purchase 4 at one time and save everyone some money and get them installed the first quarter or at least during the first six months of 2016.
- 2016 MLK Celebration Parade scheduled for January 18, 2016. Please let Kathy know if you plan to attend.

- Archway Partnership will be hosting a “Calling All Young Professionals” meeting on December 10, 2015 at Safehouse Coffee Roasters.
- The Spalding County Fire Department, Spalding County Sheriff’s Department, Homeland Security and E911 will be working to establish an Active Shooter Protocol for the Spalding County Offices given the tragedy in California last week.
- The Lakes at Green Valley – Named Market Ready Site by the State of Georgia.
- Date for In-Rem Hearings - need to set a date during the day sometime in January. Mr. Wilson suggested the week of the 25<sup>th</sup> of January and asked the Board to look at their calendars and let staff know.
- With regard to the 2015 SPLOST, many of the projects were based on the assumption that Spalding County would be responsible for the construction of the projects with our existing crews. We have a chance to get mobile construction crews to assist in construction of some of the 2015 SPLOST projects. We need the Board’s permission to ask our legislators to ask the Department of Corrections Commissioner if he can assist us over the next two years with a mobile construction crew to aid the County with some of the construction for the 2015 SPLOST projects. This is an inquiry to see if this is a possible avenue for assistance with construction. The Board consented to Mr. Wilson contacting the local legislators and requesting assistance from the Department of Corrections.
- We are on line to have the local legislation passed for the hotel/motel tax increase to 8%.
- He advised that he and Judge Esary are working with our local legislative delegation to make Solicitor General a full time position, January 1, 2017.

## **XII. REPORT OF COMMISSIONERS**

### **Commissioner Hawbaker**

- Great news regarding the Lakes at Green Valley getting certified as a market ready site by the Georgia Department of Economic Development. This means the park is market ready and opens up additional tools to market the site through the State. This program benefits include highlight listing on the industrial site databases of major utility websites. The Griffin-Spalding Development Authority has reason to be proud of this accomplishment and the time and effort that went into achieving this status. He added that the Lakes at Green Valley was part of the 2008 SPLOST.

- Today is December 7<sup>th</sup> and he wants to acknowledge Pearl Harbor Day and the sacrifices that were made by the many veterans on this day which resulted in America's entering into World War II.
- He wanted to report that based entirely on the drawings and proposed renditions for the Pickleball Facility in Spalding County, he has tentatively already booked two Pickleball Tournaments for that Facility.

We did a lot of work to get the SPLOST passed and Pickleball was the orphan on the list and took a lot of abuse; however, there is a lot of tournament activity out there for the largest growing sport in America. Based only on the drawings, the State Director/Ambassador for Pickleball Development in Georgia has already directed the Georgia State Games our way in mid-2016 and the Southeast Regional, which will be huge, for 2017.

- He was glad to learn about the longevity distributions to be made to long term county employees. He wanted to thank of the recipients of this distribution for their service to the community.
- In closing he wished everyone a Merry Christmas.

### **Commissioner Miller**

- Regarding the Stormwater charge for the new airport property, he stated that he had received replies from Kenny Smith, Brant Keller and Drew Whalen who said that there could be something done.
- He wanted to thank the employees for all that they do and wish them all a Merry Christmas. He wanted to wish the Commissioners and those attending the meeting a Merry Christmas also.

### **Chairperson Johnson**

- Wanted to comment on an email received from Eric Mosley regarding a good call made by one of our employees, Stephanie Phillips, who is a dispatcher at the E911 Center. She wanted to add her thanks for being proactive to a situation that could have saved someone's life.
- Wants to sit down in January to discuss the SPLOST projects and determine a priority of construction.
- She wanted to "ditto" the congratulations regarding the longevity pay for folks who have been with the County for so long and she wanted to thank the employees for the hard work that they have done.

- She stated that this may be her last meeting as the Chairperson for the Board of Commissioners and it is her hope that she has conducted herself in a professional and orderly manner and she hopes that she has lived up to the Board's expectations.
- She closed by wishing everyone a Merry Christmas and Happy New Year.

Commissioner Hawbaker then extended his appreciation to Chairman Johnson on a job well done this year and he has been very impressed with the way she has stepped up to fill the position this year.

**XIII. CLOSED SESSION - None**

**XIV. ADJOURNMENT**

***Motion/Second by Miller/Hawbaker to adjourn at 7:30 p.m. Motion carried unanimously by all.***