

## REGULAR MEETING

The Spalding County Board of Commissioners held their Regular Meeting in Room 108 in the Courthouse Annex, Monday, April 4, 2011, beginning at 6:00 p.m. with Commissioner Eddie Freeman presiding. Commissioners Raymond Ray, Bob Gilreath, Gwen Flowers-Taylor, and Chipper Gardner were in attendance. Also present were County Manager William Wilson, Deputy County Manager Virginia Beams, Attorney Stephanie Windham and Executive Secretary Glinda Robertson.

### I. OPENING (CALL TO ORDER) – Chairman Eddie Freeman

### II. INVOCATION – Pastor Keith Ford – Voice to the Nations

### III. PLEDGE TO FLAG – William Wilson

**Commissioner Freeman welcomed William Wilson back to his position as County Manager.**

### IV. PRESENTATIONS/PROCLAMATIONS/RECOGNITION

- a. Consider approval of a Proclamation declaring April 2011 as Donate Life Month in Spalding County. Ms. Beth Kasulaitis was present to accept the proclamation.

*Motion/second by Ray/Gardner to approve and carried by a vote of 5-0.*

**Mr. Wilson acknowledged the Lady Grizzlies Age 10 and Under Basketball team for winning the GRPA State Championship.**

- b. Paragon Consulting to present additional information in regards to location of senior center.

Brian Upson addressed this item. Mr. Upson stated he was asked to look at a couple of additional items regarding the senior center. He provided the commissioners with two addendums. Addendum #1 evaluated the changes to the scoring of the study with the addition of façade modifications along the entire face of the Cooks building. The additional costs were about \$100,000 in the construction cost estimates. In addition, they were asked to look at incorporating the entire frontage of the Cooks building for parking. This equated to about 240 spaces. This was actually reflected in the original cost estimates. By adding the \$100,000, the original assessment for the Cooks building was 56.42 points. With the changes discussed the new number was 56.23 points.

Addendum #2 evaluated the revised offer from the Elks Lodge. Modifications were made to the cost of acquisition. The offer was for the Elks Lodge to take \$500,000 cash and assume ownership of the existing senior center. The Elks Lodge was valued based on an appraisal that was done in 2009. The appraisal range was between \$550,000 and \$560,000. Mr. Upson spoke with Tim Whalen, Chief Appraiser for Spalding County, regarding what he thought would be a fair reduction on this appraisal based on the economy. He advised that he thought 75% of the value would be a fair number. That number was incorporated in. It changed the acquisition cost to \$403,125, which is different from the original offer of \$925,000. After going back through the calculations, the numbers changed slightly to 13.51 points for Cooks and 6.49 points for the Elks Club. With the addition of those two changes, there is still a significant difference in points between the Cooks building and the Elks Club. The new numbers are 56.07 for Cooks and 43.93 for the Elks Club.

Mr. Gilreath asked if the figures include a turning lane off of the four-lane and/or a red light in front of the Cooks building. Mr. Upson stated it does not include a red light. It does include accel/decel lanes.

Mr. Freeman had a question about the common area square footage of the Carver Rd. site plans. Mr. Upson stated the number of common area square footage is a little over 19,000. He further stated if there were some modifications done, you could technically not have to build a second building on the Elks Club site. Mr. Upson stated the new pro-rated cost that would be assigned to Cooks would be \$247,586 as opposed to \$434,290. In the points system, Cooks would then receive 15.7 points vs. 13.61 points. The Elks Club would receive 4.3 points and they originally had 6.39 points. It changed by about two points the numbers for acquisition.

The discussion then went to the possible rental of remaining space at the Cook building. Mr. Wilson stated it would be his recommendation to the board to see if the county can rent it out to a state agency with a guaranteed rental income. He further stated he has been approached by someone wishing to rent the old Food Depot building. Mr. Wilson suggested the board discuss a building needs study at the upcoming retreat.

Ms. Flowers-Taylor thanked Mr. Upson for his work on the proposed site selections. Mr. Gardner also commended Mr. Upson for his work. He further stated the seniors have been waiting for a long time. They need a site selected as quickly as possible so the project can move on.

Mr. Upson stated he will get an answer from GDOT within the next couple of weeks regarding a traffic light at the Cooks location.

Mr. Freeman stated he does not believe the Cooks building is the place for a senior center. He believes it's too much of a commercial location. He does not agree with the figures that Paragon Consulting came up with. He believes it will cost about the same to build senior center at either location; however he will not hold up progress. He just wants the county to have something they can be proud of. He is reluctant to choose the Cooks building.

Mr. Freeman has been contacted by someone wanting to rent the Cooks facility. He advised the person they would have to wait until the senior center location has been decided. This person is interested in renting the entire building. Mr. Wilson has been advised of this.

The study prepared by Paragon Consulting concluded that the Cooks building is the preferred location of the Spalding County Senior Center given the study criteria approved by the board.

***Motion/second by Ray/Flowers-Taylor to authorize William Wilson to submit a request to the DOT to determine the feasibility and possibility of a turning lane on Memorial Dr. in connection with the Cooks Building and secondly, that he contact any potential state offices to determine any possible rental opportunities. This motion was carried by a vote of 5-0.***

- c. Ms. Jodie Huiet, Community Relations Manager with Atlanta Gas Light Company to address the system upgrade project in eastern Spalding County.

Ms. Huiet explained the Strategic Infrastructure Development and Enhancement Program that is upgrading transmission pipeline in areas that need replacement to avoid service interruption. This will be a 16-inch transmission pipeline. Construction is to begin in the fall of 2011 and should bring construction jobs to the area. Atlanta Gas Light is in the process of acquiring rights-of-way and has agreed to work with neighbors in the area to have minimal disruption of their properties.

Ms. Flowers-Taylor stated there was a resident who came to a previous meeting concerned because someone came to her property during the acquisition phase. The resident stated she was told at a later date that the line would go directly through her yard and through her family swimming pool. Ms. Taylor stated she has concerns with this. She would like to see Atlanta Gas use the existing Georgia Power easement.

Mr. Sid Clark, a Right-of-Way Coordinator with Atlanta Gas Light, stated they are paralleling existing Georgia Power transmission lines. They are using portions of their rights-of-way for this project. Mr. Clark stated Georgia Power is in the power delivery business, they are not in the gas business. In order for AGL to cross properties they need to secure the necessary rights to place, occupy and maintain a gas transmission line. This is what they are trying to do. AGL has also made some additional considerations for Ms. Stowell (the citizen Ms. Taylor was speaking of) and they agreed to speak with her after the meeting. He believes they will get the problem solved.

Mr. Freeman asked how many parcels of Spalding County property are involved in the right-of-way acquisition. Mr. Clark stated he believed there were 33. The acquisitions should be completed by September.

Mr. Gardner asked about the Yamacraw Landfill in this area and their monitoring wells. Mr. Clark stated they have already spoken with Curt Gorman and the Lewis family regarding this issue.

**V. PRESENTATION OF FINANCIAL STATEMENTS - None**

**VI. CITIZENS COMMENTS – None**

**VII. PUBLIC COMMENT**

Speakers must state their names and addresses and direct all comments to the Board only. Speakers will be allotted 5 minutes to speak on topics pertinent to the Board's jurisdiction. No speaker will be allowed to readdress the Board without express consent from a Board member. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting.

*Mozell Sanders – 540 N. 3<sup>rd</sup> St. Griffin*

Ms. Sanders thanked the commissioners for "Big Blue" and what they do for the seniors. She stated she loves the commissioners and she will love them more when they get the senior center completed.

**VIII. MINUTES**

1. Consider approval of Minutes of the following: March 21, 2011, Extraordinary Session.

*Motion/second by Ray/Flowers-Taylor to approve and carried by a vote of 5-0.*

**IX. CONSENT AGENDA – None**

**X. OLD BUSINESS - None**

**XI. NEW BUSINESS**

1. Consider approval of 2011 new Alcohol Beverage License – Retail Sales: - Oscar Gresham – Dit's Market, 2662 High Falls Road – Beer & Wine.

Mr. Wilson stated they meet all criteria for a new license. The business had changed ownership and approval is recommended.

*Motion/second by Gardner/Flowers-Taylor to approve and carried by a vote of 5-0.*

2. Consider request from the Golden Age Travel Club at the Senior Center to use the motor coach bus for a trip scheduled to Orlando, FL, from October 10-12, 2011.

Mr. Wilson stated the request meets the criteria for use of the motor coach. Louis Greene confirmed that Ruth Daniel is aware of the trip and she has instructed her staff this is for Golden Age members only. The maximum number of people the bus can hold is around 57.

*Motion/second by Flowers-Taylor/Gardner to approve and carried by a vote of 5-0.*

3. Consider appointment of Johnie McDaniel to the Spalding County Board of Health. He will fill the unexpired term of Lisa Mullis. Term to expire 12/31/15.

*Motion/second by Gardner/Ray to approve and carried by a vote of 4-1. Commissioner Gilreath opposed.*

4. Consider setting a date for commissioner planning workshop (retreat).

Mr. Wilson stated it is time to get direction from the board on how to handle the budget and other items. Mr. Wilson will contact Carl Vinson Institute for a facilitator. Mr. Freeman requested trying to get Ms. Catherine Bennett as the facilitator.

The current topics are budget which includes healthcare, personnel, capital outlay and operations. Mr. Wilson would like to add a discussion of a building study. Ms. Taylor would like to add goals and objectives.

*The proposed date is April 16<sup>th</sup> from 9 am to 2 pm. The commissioners were asked to e-mail Mr. Wilson with proposed agenda items.*

5. Consider approval of requirements to receive a 7.5% Safety Discount for July 1, 2011-June 30, 2012 on ACCG-GSIWCF worker's compensation insurance premium.

Mr. Wilson explained that the county is a member of ACCG's group self insurance worker's compensation fund. The county participates in their safety discounts and has for

the past five years. ACCG gives grants for those periods as well. In order to qualify for this, the county has to nominate someone (usually Bill Gay, HR Director) as the person who is responsible for this. One of the new requirements for this year is that the county has a mandated seat belt use policy. Therefore, this will be brought before the board before June 30<sup>th</sup>.

*Motion/second by Flowers-Taylor/Gardner to approve and carried by a vote of 5-0.*

## **XII. REPORT OF COUNTY MANAGER**

Mr. Wilson thanked the commissioners for the opportunity to be back serving Spalding County.

Mr. Wilson suggested the Preliminary Budget Reviews scheduled for the week of April 11<sup>th</sup> be discussed at the retreat in place of the week of the 11<sup>th</sup>. This was agreed to by the board.

Mr. Wilson stated he will be opening all mail that comes in to the commissioners unless it is marked personal and confidential. He asked if any of them had a problem with this. No one had a problem with it.

## **XIII. REPORT OF COMMISSIONERS**

### **Gwen Flowers-Taylor**

Ms. Taylor congratulated the Lady Grizzlies Basketball team for winning the GRPA State Championship and acknowledged Robby Milner as their coach.

Ms. Taylor stated she has concerns with the lack of privacy for clients at the VA office.

Ms. Taylor asked about putting the Democratic Party back on the calendar to use the meeting room the third Thursday of each month.

Ms. Taylor would like to see the commissioners adopt a procedure for board vacancies.

Ms. Taylor is glad to see William Wilson back and appreciates his leadership.

### **Chipper Gardner**

Mr. Gardner thanked the county for their prompt response in lowering the flag to honor PFC Faulkner. He asked for everyone to remember the troops.

Mr. Gardner thanked everyone who participated in the blood drive.

Mr. Gardner asked that the board appointment process be addressed at the retreat.

### **Bob Gilreath**

Mr. Gilreath cautioned everyone about the bad weather coming.

Mr. Gilreath stated he is glad to see the Animal Shelter up and running.

Mr. Gilreath asked about the "Movies in the Park". He was informed they have been scheduled.

Mr. Gilreath asked about having a full time purchasing agent rather than part-time. He was advised this is in the budget for 2012.

### **Raymond Ray**

Mr. Ray asked everyone to remember T.J. Imberger in the death of his mother. He also asked everyone to remember Nancy Bunn in the passing of her husband. In addition, he asked everyone to remember the family of PFC Faulkner.

Mr. Ray commended Jake Garner and Kenny Wilkerson for their work on the Animal Shelter.

Mr. Ray congratulated the Lady Grizzlies Basketball team for winning the GRPA State Championship.

Mr. Ray thanked all who are involved with bringing the Vietnam Wall back to Griffin.

Mr. Ray welcomed Williams Wilson back.

### **Eddie Freeman**

Mr. Freeman thanked Jake Garner and his team for their work on the Animal Shelter. He is glad to see it re-open.

Mr. Freeman suggested cancelling the May 2, 2011 BOC meeting as many of the commissioners will be attending a meeting on that day. It was agreed they would cancel this meeting. The next meeting will be April 18<sup>th</sup>.

*Motion/second by Gardner/Ray to cancel the meeting of May 2, 2011 and carried by a vote of 5-0.*

**XIV. CLOSED SESSION – Potential Litigation and Personnel**

*Motion/second by Gardner/Ray to go into closed session at 7:30 p.m. and carried by a vote of 5-0.*

**CLOSED MEETING AFFIDAVIT**

*[A copy of the affidavit must be filed with the minutes of the meeting]*

STATE OF GEORGIA  
COUNTY OF SPALDING

**AFFIDAVIT OF CHAIRMAN**

Members of the Spalding County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Spalding County Board of Commissioners met in a duly advertised meeting on April 4, 2011.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 7:30 p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

**Yes** Consultation with the county attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

**No** Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and \_\_\_\_\_ (insert the citation to the legal authority making the tax matter confidential);

**No** Discussion of the future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4);

**Yes** Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(6);

**No** Other (describe the exemption to the open meetings law):  
\_\_\_\_\_ as provided in \_\_\_\_\_ (insert the citation to the legal authority exempting the topic).

This the 4th day of April 2011.

Spalding County Board of Commissioners

Sworn to and subscribed

Before me this 4th day of April 2011.

Chipper Gardner

Raymond Ray

Glinda P. Robertson  
Notary Public

Eddie Freeman

Bob Gilreath

My commission expires:

Gwen Flowers-Taylor

Feb 23, 2014

*Motion/second by Gilreath/Freeman to come out of closed session at 8:10 p.m. and carried by a vote of 5-0.*

**XV. ADJOURNMENT**

*Motion/second by Gilreath/Freeman to adjourn at 8:10 p.m. and carried by a vote of 5-0.*

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Interim County Manager

.....