

MINUTES

The Spalding County Board of Commissioners held a Work Session in Room 108 of the Courthouse Annex, Thursday, July 17, 2014, beginning at 9:00 a.m. with Chairman Samuel Gardner presiding. Commissioners Raymond Ray, Rita Johnson, Gwen Flowers-Taylor, and Bart Miller were present. Also present were County Manager William P. Wilson Jr., Jim Fortune, County Attorney, T.J. Imberger, Director of Parks, Kelly Leger, Recreation Superintendent, Jinna Garrison, Director of Administrative Services and Kathy Gibson, Executive Secretary to record the minutes.

- I. **OPENING (CALL TO ORDER)** led by Chairman Samuel Gardner.
- II. **INVOCATION** – led by Chairman Samuel Gardner.
- III. **PLEDGE TO FLAG** – led by Commissioner Gwen Flowers-Taylor.
- IV. **AGENDA ITEMS**

1. Discuss projects for inclusion on the Special Purpose Local Option Sales Tax (SPLOST) referendum to be held November 4, 2014.

Mr. Wilson advised that the main purpose of the meeting is to finalize the county projects. Orchard Hill, SunnySide and the City of Griffin have submitted their final lists of projects. The County has a preliminary list but as discussed at the end of our last work session it was felt that perhaps enough funds had not been set aside for a Swim Center. He stated that Parks and Recreation had researched the subject and had prepared a presentation with regard to the Swim Center allocation.

Mr. Wilson further advised that at the previous work session there had been an error in the calculation of funds for the Transportation portion of the SPLOST. The board was given a figure of \$18,000,000 which was in error the actual number should have been \$19,409,570. An email was sent to all of the Commissioners stating that since the funds for the Animal Shelter and Swim Center had been deducted from the Transportation budget it was recommended that the \$1,409,570 be placed in the Transportation portion of the budget. The project list as presented to the Board has that money accounted for in Roads, streets, bridges and transportation improvements.

Mr. Wilson stated that the fees for King and Spalding and Robert W. Baird would have to be addressed. The fees are to cover all the research and preparation of the paperwork for the election and are to be paid by the County.

The list as presented covers all of the projects. We are working on finalizing an intergovernmental agreement. The City's attorney, Jim Pannell, sent a couple of language changes yesterday that will be incorporated, but essentially we would like to have the intergovernmental agreement on the county's agenda for Monday night, July 21st and then pass it on to the cities for approval. This way we will be on line for the

resolution calling for the referendum. The intergovernmental agreement must be signed before we call for the referendum.

T.J. Imberger, Director of Parks, and his group have prepared a detailed presentation on information for a Swim Center. It outlines several alternatives for the Board's consideration. After review of the Minutes of our meeting last week the motion was for an indoor swim center in the amount of \$2M.

Mr. Imberger stated that no two swim centers are the same. The cost for a swim facility is dependent on the number of items or features that the county would like to accommodate within the facility. He further stated that there are some aspects of a swim facility that cannot change such as the pool size a 25 meter pool is a certain distance, we can't change that we will need a gutter system not a skimmer system; however, there is a lot of items that are flexible and that can be changed as decision are made. What we have prepared is baselines to which numerous items can be added to or taken away.

Mr. Imberger provided the Board with a list of resources contacted and site visits made in preparation of the presentation to the Board. He pointed out that to replicate the facility currently being utilized in the City of Griffin it would cost the county approximately \$1,468,000. This figure did not include the cost of parking, furnishings, scoring system software or a spectator (bleacher) area.

Utilizing the replication cost for the pool currently available to the residents of Spalding County, Mr. Imberger then outlined add-on that are available and the costs of these additional items:

- Parking @ \$1000 per space (\$100,000 - \$300,000)
- Rubber Membrane Dome Cover (\$300,000)
- Retractable Roof Cover (\$900,000)
- Scoring System Software (\$40,000)
- Heater (\$50,000)
- Traditional Roof system + 6 lane pool (11,400 sq. ft. X \$225/sq. ft.) = \$2,565,000 total cost for the entire project.
- Plus furnishings, engineering and site work.

Mr. Imberger stated in order to establish an amount per square foot for the facilities the following groups were consulted: Manley, Spangler & Smith, Lose & Associates and 2WR & Partners. Based on their recommendations we estimate an average of \$225/sq. ft. cost for construction. Engineering, site work and furnishing are all in addition to this construction estimate. All of the numbers in the following slides are based on \$225/sq. ft. for construction.

Mr. Imberger also advised that the current operating budget for the City of Griffin for the pool at City Park is \$81,148.00 for the 3 months period the pool is open. Mr. Imberger further advised that the Griffin Gators Swim Team pays \$10 per child, per month for use of the pool and there are currently 120 participants on the swim team. Additionally the Griffin Gators utilize the indoor facilities at Gordon College during the 9

months they are unable to utilize the outdoor pool in Griffin. The Griffin Gators pay approximately \$150 per week to use the facilities at Gordon College equating to approximately \$5,400 for the 9 month period. Total facility expenses paid by the Griffin Gators annually is \$9,000.00.

Mr. Imberger then outlined options and the anticipated costs of each option for the Board's consideration:

- 8 Lane Competition Pool Outdoor Swim Facility (\$2,365,200)
- 8 Lane Competition Pool Indoor Swim Facility (\$3.8M)
- 8 Lane Outdoor Pool with Splash & Slide Accommodations (\$3,475,200)
- 8 Lane Indoor Pool with Splash & Slide Accommodations (\$4.9M)

As an alternative, Mr. Imberger provided the following option stating he felt would be the best plan for consideration as this would allow for year round swimming and provide the maximum potential income:

- 6 Lane Outdoor Pool
- Retractable Roof allowing year round usage of the facility
- Splash & Slide Park with Rentable Pavilions
- Engineering
- Birthday Party accommodations (could be an add on)
- Approximate cost: \$3,830,000.

Mr. Imberger stated that he was also asked to research solar resources for alternative sources to assist in utility costs. Mr. Imberger stated that he consulted the City of Griffin/Waterworks and contacted Harvest Energy Solutions regarding installation of solar panels. Mr. Imberger stated that both of the sources indicated that the savings for solar on a facility of this nature would average only a 1-2% return on investment and would take anywhere from 17 to 65 years to get a full return on investment. Mr. Imberger suggested that installation of solar options should be considered for smaller projects on the site like exterior lighting, possible heating alternatives for the pool and some select interior lighting.

Mr. Imberger stated that operating costs to be considered for the swim center would include:

- Staffing (Certified Pool Operator, Certified Lifeguards, Facility Manager or Supervisor, Reception Personnel and Programming Personnel)
- Utilities
- Chemicals
- Maintenance
- Insurance

Mr. Imberger further stated that the operating costs for the swim center would depend on the type of center built.

Commissioner Ray asked what type of income could be generated from this type of facility.

Mr. Imberger stated that in his discussion with other facilities in the State that offer these type of amenities the charge per person ranges from \$4-\$10.00 per person per day. Additionally if there is rental for birthday rooms that charge is in addition to the per person admission fee. Mr. Imberger stated the income generated should bring the facility close to a breakeven point. He further stated that there was only one facility that reported a breakeven on income and expenses and that facility was in Cumming.

Chairman Gardner stated that a pool would be an asset to the community; however he is concerned that we have other assets, such as the library that really needs attention. He expressed concerns over the unknowns of the investment, such as the operating costs for a swim center.

Commissioner Ray expressed his concerns over the fact that we don't know what the costs for utilities, staffing, chemicals and the other unknowns of this facility are going to be and the impact it will have on the budget in the years to come. This investment is going to impact the taxpayer and he expressed that as his main concern.

Commissioner Flowers-Taylor stated that when the Senior Center was started the intention was to make it a 70,000 square foot facility. Due to budget constrictions, we were unable to build a facility that large, but we have a beautiful, functional facility that was scaled back to accommodate the funds that we had available. We didn't have all of the answers when we started that project, but the end result is a wonderful addition to the community.

Motion/Second by Flowers-Taylor/Johnson to accept the alternative plan presented 8 lanes to set aside \$4M in SPLOST funds for the Swim Splash/Slide Center as proposed in the alternative plan configuration suggested by the Parks and Recreation and that the \$2M be taken out of the current \$19,409,507 allocation for Transportation leaving \$17,409,507. Motion failed 2-3 (Miller/Ray/Gardner).

Motion/Second by Miller/Johnson to take the \$1,409,570 from the transportation budget and add to the funds for construction and equipping of the new swim center bringing the funds budgeted for a Swim Center to \$3,409,507. Commissioner Johnson rescinded her second to the motion and Commissioner Miller rescinded his motion.

Motion/Second by Miller/Flowers-Taylor to take \$1.8M from proposed SPLOST funds from transportation leaving \$17,609,570 for transportation. The \$1.8M would be added to the current \$2M resulting in \$3.8M to be utilized for constructing and equipping a swim center as presented in the alternate design plan presented by Parks and Recreation. Motion carried 3-2 (Ray/Gardner).

Mr. Wilson stated that he would move forward with the completion of the intergovernmental agreement and it would be on the agenda for Monday night, July 21st. Once the cities of Orchard Hill, SunnySide and Griffin have signed the document, we can prepare the resolution calling for the election and the exact terminology for the ballot prepared; hopefully, by the end of the month.

Mr. Wilson also advised that the General Obligation Bond Resolution for the Airport will be on the agenda for Monday night as well.

XIV. ADJOURNMENT

Motion/Second by Ray/Johnson to adjourn at 10:51 a.m. Motion carried unanimously by all.

/s/ Samuel C. Gardner
Chairman

/s/ William P. Wilson, Jr.
County Manager