

# Agenda

**Spalding County Water and Sewerage Facilities  
Authority  
August 5, 2020  
1:30 PM  
119 E. Solomon St., Meeting Room 108**

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

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES

**II. INVOCATION**

**III. PLEDGE TO FLAG**

**IV. MOTION TO ADOPT AGENDA**

1. Motion to Adopt Agenda

**V. CITIZEN COMMENTS**

**VI. PRESENTATIONS AND PROCLAMATIONS**

1. Recognize Mr. Robert McIntyre for 25 years of Service 1994-2019

Recognize Mr. Johnny Goodrum for 12 years of Service 2008-2019

Recognize Mr. James Brooks for 6 years of Service 2014-2019

**VII. MINUTES**

1. Consider Approval of Minutes for the January 15, 2020 Regular Scheduled Meeting, the February 26, 2020 and June 3, 2020 Special Called Meetings.

**VIII. FINANCIAL REPORT**

1. Consider approval of the financial statements for the 12 month period ended June 30, 2020-Administrative Services Director, Jinna Garrison

**IX. WATER SUPERINTENDENT REPORT**

1. Consider approval of the Water Superintendent Report-Rocky Kenway

**X. OLD BUSINESS**

1. Discuss the City of Griffin's rejection of 3 year extension of Water Sales Agreement.
2. Discussion of Griffin Regional Water System Total Revenue Stream over the past two decades-Dr. Brant Keller, City of Griffin Director of Public Works and Wastewater

**XI. NEW BUSINESS**

1. Consider approval of the recommended FY 2021 Budget Revenues and Expenses
2. Review of the City of Griffin's proposed water sales agreement and exhibits.
3. Consider establishing a policy for connection to the Dundee Mills Phase 1 sewer project for property owners who do not want to connect to sewer at the time of construction.
4. Consider Adoption of By-Law Amendment as proposed - By-Law Committee Chairman, Cheryl Matlock
5. Discussion of Conflict of Interest, Oath and Disclosure Statement

6. Discuss a date for a workshop regarding Ethics.
7. Discuss date for joint meeting with the Water Authority, The Board of Commissioners, Community Development Director, Debbie Bell and Zoning Attorney, Newton Galloway to review the FLUM, COMP Plan and discuss future economic development.
8. Discuss possible changes in the SCWA meeting schedule for the remainder of 2020.

**XII. OTHER BUSINESS**

1. Next Regular Scheduled Meeting October 21, 2020.

**XIII. COUNTY MANAGERS COMMENTS**

**XIV. AUTHORITY MEMBERS COMMENTS**

**XV. CLOSED SESSION**

**XVI. ADJOURNMENT**



## SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY

### Motion to Adopt Agenda

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**Requesting Agency**

Spalding County Water Authority

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**Requested Action**

Motion to Adopt Agenda

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**Requirement for Board Action**

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**Is this Item Goal Related?**

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**Summary and Background**

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**



## **SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY**

### **Recognition of Authority Members for Years of Service**

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**Requesting Agency**

Spalding County Water Authority

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**Requested Action**

Recognize Mr. Robert McIntyre for 25 years of Service 1994-2019

Recognize Mr. Johnny Goodrum for 12 years of Service 2008-2019

Recognize Mr. James Brooks for 6 years of Service 2014-2019

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**Requirement for Board Action**

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**Is this Item Goal Related?**

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**Summary and Background**

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**





## SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY

### Consider Approval of Minutes

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**Requesting Agency**

Spalding County Water Authority

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**Requested Action**

Consider Approval of Minutes for the January 15, 2020 Regular Scheduled Meeting, the February 26, 2020 and June 3, 2020 Special Called Meetings.

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**Requirement for Board Action**

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**Is this Item Goal Related?**

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**Summary and Background**

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

Approval

**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> SCWA 01-15-2020 Minutes	6/30/2020	Backup Material
<input type="checkbox"/> SCWA 02-26-2020 Minutes	6/30/2020	Backup Material
<input type="checkbox"/> SCWA 06-03-2020 Minutes	6/30/2020	Backup Material



**SPALDING COUNTY WATER & SEWERAGE FACILITIES AUTHORITY**  
***Special Called Meeting***  
**119 E. Solomon Street, Meeting Room 108**  
***January 15, 2020***  
***at 8:45 a.m.***

***Minutes***

**Members present included: Dave Lamb, Chairman; Jim Skinner, Fannie Delaney, Gwen Flowers-Taylor, Wade Cannon, Clay Davis, Bill Bryant, Cheryl Matlock and Dick Morrow. Also present were: County Manager, William P. Wilson, Jr.; County Attorney, Jim Fortune; Finance Director, Jinna Garrison; Water Superintendent, Rocky Kenway; Charles Penney, Paragon Consulting Group and Administrative Assistant, Charlie Tillman to record the minutes.**

- I. OPENING (CALL TO ORDER)-Led by Chairman Lamb**
- II. INVOCATION-Led by Jim Skinner**
- III. PLEDGE TO FLAG-Led by Jim Skinner**
- IV. MOTION TO ADOPT AGENDA**

- 1. Introduction of new Authority Members:
  - Cheryl Matlock for a term ending December 31, 2023
  - Dick Morrow for a term ending December 31, 2025
  - Wade Cannon for a term ending December 31, 2025

**Chairman Lamb introduced the newest members to the Authority and explained that the new appointments were approved at the last Board of Commissioner's meeting on January 6, 2020.**

**At this time, Chairman Lamb asked each new member to introduce themselves.**

**Chairman Lamb thanked Cheryl, Dick and Wade for their willingness to serve and also expressed appreciation for the years of service of James Brooks, Johnny Goodrum and Robert McIntyre. Chairman Lamb asked that they be recognized at the next meeting in April.**

- 2. Consider adoption of agenda as presented.

***Motion/Second by Morrow/Skinner to adopt the agenda as presented.  
Motion carried unanimously.***

**V. ELECTION OF CHAIRMAN AND VICE CHAIRMAN**

1. Election of Chairman for calendar year 2020

***Motion/Second by Skinner/Matlock to nominate Dave Lamb as Chairman for calendar year 2020.***

***Motion/Second by Matlock/Morrow to close nominations for Chairman.  
Motion carried unanimously.***

***Motion/Second by Skinner/Matlock to elect Dave Lamb as SCWSFA Chairman for calendar year 2020. Motion carried unanimously.***

2. Election of Vice Chairman for calendar year 2020

***Motion/Second by Skinner/Morrow to nominate Clay Davis as SCWSFA Vice Chairman for calendar year 2020.***

***Motion by Matlock to nominate Dick Morrow as Vice Chairman for calendar year 2020.***

**At this time, Chairman Lamb opened the vote to elect Clay Davis as Vice Chairman. Clay Davis was elected Vice Chairman for calendar year 2020.  
7/1/1 (Davis)**

**VI. CITIZEN COMMENTS**

***None***

**VII. PRESENTATIONS AND PROCLAMATIONS**

***None***

**VIII. MINUTES**

1. Consider approval of the minutes for the October 23, 2019 Regular Scheduled Meeting, and the December 4, 2019 Special Called Meeting.

***Motion/Second by Davis/Delaney to approve the minutes as presented.  
Motion carried 5/0/4 with Lamb, Morrow, Cannon and Matlock recusing themselves from the vote.***

**IX. FINANCIAL REPORT**

1. Consider approval of financial statements for the 6-month period ended December 31, 2019 - Administrative Services Director Jinna Garrison

**Jinna Garrison read over the financial report for the 6-month period and informed the Authority that she deposited \$1.0M of cash flow funds into a money market investment account because of the rate of return the bank offered. She then asked the Authority to advise her if they felt an additional amount should be deposited into this account.**

**Gwen Flowers-Taylor shared her concerns that the Authority did not make the decision to move these funds into a money market account and felt that the Authority should make all decisions regarding investments in the future. She also asked that the County's Investment policy be reviewed at the next meeting.**

**Chairman Lamb inquired as to what the rate of return was and also how many disbursements could be made from this account.**

**Ms. Garrison stated the rate was the going rate for money market accounts and that she was advised there was an unlimited amount of disbursements that could be made.**

**Jim Skinner asked Ms. Garrison to investigate the number of disbursements that could be made from this account to ensure it is unlimited as the bank indicated.**

**Clay Davis suggested the Authority look at the long-term plan before an amount was suggested.**

**Gwen Flowers-Taylor agreed and suggested the Authority wait until the investment policy was reviewed.**

**Fannie Delaney disagreed with waiting and suggested the Authority transfer more funds into the money market account as soon as possible because of the return it will bring.**

**Dick Morrow agreed.**

**William Wilson, County Manager, advised the Authority that if money was going to be transferred, that it come from the Depreciation Reserve Funds.**

**Jim Fortune, County Attorney advised that a motion to accept the Financial Report should be made before a motion was made to amend the agenda to include moving funds into a money market account.**

***Motion/Second by Morrow/Davis to accept receipt of the Financial Report as presented. Motion carried unanimously.***

***Motion/Second by Morrow/Davis to amend the agenda to include under Financial Report to consider moving funds into a money market investment account and to review the Investment policy at the next meeting. Motion carried unanimously.***

***Motion/Second by Morrow/Davis to move \$4.0M from the Depreciation Reserve Balance into a money market investment account and review the County's investment policy at the next meeting. Motion carried unanimously.***

2. Presentation of FY 2019 Audit Information-Administrative Services Director Jinna Garrison

***Motion/Second by Skinner/Flowers-Taylor to approve the FY 2019 Audit information as presented by Ms. Jinna Garrison, Administrative Services Director. Motion carried unanimously.***

## **X. WATERSUPERINTENDENTREPORT**

1. Water Superintendent Report - Rocky Kenway

***Motion/Second by Davis/Flowers-Taylor to approve the Water Superintendent's report as presented. Motion carried unanimously.***

Desc.	18-Dec	19-Jan	19-Feb	19-Mar	19-Apr	19-May	19-Jun	19-Jul	19-Aug	19-Sep	19-Oct	19-Nov
Total Gallons (Thousand)	61,028	61,280	60,223	55,883	60,318	60,863	71,575	72,470	71,408	73,797	76,616	70,964
Total receipts	\$647,769	\$701,916	\$660,688	\$671,286	\$665,398	\$699,996	\$727,418	\$864,391	\$766,426	\$782,600	\$839,130	\$765,719
Total Customers	13,420	13,441	13,425	13,434	13,457	13,522	13,520	13,563	13,620	13,612	13,652	13,628
Average gallons/mo. per customer	4547	4559	4485	4160	4482	4501	5294	5343	5243	5420	5610	5210
Average daily use per customer	147	147	160	134	149	167	176	172	169	181	181	174
Average monthly bill	\$48.27	\$52.22	\$49.21	\$49.97	\$49.45	\$51.77	\$53.80	\$63.73	\$56.27	\$57.49	\$61.47	\$56.19
Average daily usage	1969	1977	2151	1803	2011	1963	2385	2338	2303	2460	2471	2365
Transmission fees	\$23.54	\$24.97	\$53.05	\$32.08	\$27.03	\$27.16	\$33.44	\$37.73	\$36.74	\$38.62	\$49.41	\$52.91
New connections	19	12	136	24	13	31	31	25	21	23	35	22

## XI. OLD BUSINESS

1. Update on status of permit modification for SCWA Plant #1 - Paragon Consulting

**Charles Penney, Paragon Consulting Group stated EPD will be sending a pre-draft permit within the next 30 days. Charles informed the Authority that once this draft permit is received, the Authority will need to approve it. Mr. Penney advised the new members that this permit modification was done in order to go from an industrial permit to a municipal permit.**

2. Update on disinfection and mixing at Heron Bay Tank - Paragon Consulting

**Charles Penney, Paragon Consulting Group advised the Authority that P.F. Moon would be beginning the final phase on the installation of the chlorine booster once the equipment was delivered, which is estimated to be around the first of February.**

3. Update on City of Griffin Water Contract Negotiations-County Manager, William Wilson.

**William Wilson, County Manager, informed the Authority that the draft proposal had been finalized and sent to Mr. Kenny Smith, City of Griffin Manager, on January 10, 2020.**

**Kenny Smith confirmed receipt and informed the Authority that the draft would be reviewed within the next few weeks.**

**Clay Davis expressed his concern over how the contract negotiations would be handled from this point. Mr. Davis suggested that a small committee be appointed to meet with a small group from the City of Griffin, to address the negotiating points from both sides.**

**Jim Fortune, County Attorney, advised the Authority that if a committee was appointed, that committee would have to comply with the Open Meetings Law.**

**Gwen Flowers-Taylor reminded the Authority that she had requested the Authority hold a retreat at a previous meeting to establish a plan for the Authority including developing small committees and contract negotiations.**

**Chairman Lamb asked Kenny Smith, City of Griffin Manager, if he thought the City would be open to establishing a small committee to meet with the Authority on contract negotiations. Mr. Smith stated he felt certain the City would be open to the idea.**

**Chairman Lamb appointed Dick Morrow, Bill Bryant and Clay Davis to negotiate the draft water sales agreement with the City of Griffin, on behalf of the Authority.**

**Bill Bryant advised he would serve as appointed and suggested this committee look at more than just contract negotiations. Bill stated there are several issues that needed to be discussed and we shouldn't focus on just one aspect of it.**

**Clay Davis agreed.**

**Dick Morrow suggested William Wilson, County Manager also be in attendance during the discussions with the City of Griffin and Chairman Lamb agreed.**

## **XII. NEW BUSINESS**

1. Election of Secretary for calendar year 2020

***Motion/Second by Morrow/Davis to nominate and elect County Manager William Wilson as SCWSFA Secretary for calendar year 2020. Motion carried unanimously.***

2. Update on building permits for 2019, comparing the year to the past 3-5-year history-Chad Jacobs, Community Development Director

**Chad Jacobs updated the Authority on building permit trends for calendar year 2019 by reviewing his attachments.**

**Mr. Jacobs stated there was a 3% increase over the previous year and there has been a steady increase over the past 5 years.**

**Bill Bryant asked Mr. Jacobs what he saw coming in the future in relation to commercial/industrial growth.**

**Mr. Jacobs mentioned the new RaceTrac on the corner of Zebulon/US Hwy, O'Reilly's Auto Parts store that expected to be coming to that same area, and on the industrial side, Mitsui has shown interest in coming to the Lakes at Green Valley and should be submitting plans in the next few weeks and advised that he and the Building Inspector Brett Hanes, recently met with the Development**

**Authority about “project midnight” which has shown interest in coming to the Lakes at Green Valley.**

**On a residential front, Mr. Jacobs stated Minerva just had their conceptual plan updated for the new phase at Heron Bay which represents approximately 489 new units. Holliday Pass located off of Tomochichi Road, is looking at beginning Phase II, that will be approximately 40 new lots and Sun City is steady and currently pushing the new entrance on Teamon Road.**

**Mr. Jacobs reminded the Authority that he would still like them to consider revisiting the current SCWA Design and Construction requirements regarding the definition of “adjacent to”.**

**Chairman Lamb thanked Mr. Jacobs for his update on the continued growth in Spalding County.**

3. Discuss the 2019 State Water Audit.

**Charles Penny, Paragon Consulting Group informed the Authority that the Audit data was just recently received from the City of Griffin and Paragon would be reviewing it in order to submit the Audit to the State by the March 1<sup>st</sup> deadline.**

4. Consider approval of addition of US Flag to two water tanks and updating logo on two older water tanks.

**William Wilson, County Manager, informed the Authority that currently the Williamson Road and Sunnyside Tanks have the old logo and the U.S. flag on them. The proposal for those tanks is to replace the old logo with the current logo. In addition, the Heron Bay and Jordan Hill Tanks have the new logo on them, but do not have the U.S. Flag on them. The proposal for those tanks is to add the U.S. Flag.**

***Motion/Second by Morrow/Flowers-Taylor to replace the old logo with the new logo on the Williamson Road and Sunnyside Tanks in the amount of \$8950.00 per tank with a total of \$17,900.00. Motion carried unanimously.***

***Motion/Second by Davis/Flowers-Taylor to deny the request to add the U.S. flag to the Heron Bay and Jordan Hill Tanks at this time. Motion carried unanimously.***

5. Consider approval of the 2020 recommended water rates as presented by County Manager, William Wilson

**William Wilson, County Manager explained to the Authority that the notification of the rate from the City of Griffin was received and effective January 1, 2020, they will be charging us \$.12 less than the rate charged last year. Mr. Wilson recommended rates remain the same with no increase to county customers.**

***Motion/Second by Morrow/Delaney to approve the County Manager’s recommendation to keep the current rates for SCWSFA customers for 2020. Motion carried unanimously.***

6. Authorizing submission of request for higher education assistance from Griffin-Spalding Archway Project for a study on economic development related to the availability of water and sewer.

**Chairman Lamb began the discussion by explaining the Archway Project has been involved in economic development studies throughout the State of Georgia. Chairman Lamb stated that in several past meetings there have been discussions among the Authority to determine what the Authority needed to do in order to support economic development. It was discussed last year, to request a ½ mil to 1 mil of tax to address infrastructure needs. Chairman Lamb explained that Hwy 16 toward I-75 is beginning to grow and is coming our way. Dave stated we also have sewer needs on the 19/41 corridor North and had recently been approached by property owners asking what the plan for infrastructure was for that area. Chairman Lamb stated he believes it is important to have an economic analysis to determine what direction the Authority should be focused on. Chairman Lamb asked the Authority for approval to make a formal request to Archway to request an economic development study for the Authority's service area.**

**Dick Morrow asked what the charge would be for this study.**

**William Wilson, County Manager, stated there was no charge for the study.**

**Bill Bryant asked what the analysis would provide to the Authority.**

**Mr. Wilson advised Archway would report back on the land use plan, water and sewer recommendations for areas of growth in the Authority's service area and how we would be able to serve that growth.**

**Chairman Lamb stated he would be requesting a 15-20-year study.**

**Dick Morrow stated he believes this would be a great start to begin listing priorities for the Water Authority.**

***Motion/Second by Morrow/Flowers-Taylor to make a formal request to the Archway Project to prepare an economic development study for the Authority. Motion carried unanimously.***

**Gwen Flowers-Taylor added she believes it is imperative that a retreat be scheduled before the Archway Study is done in order to relay exactly what it is, we expect from this study. She stated this would also be the perfect time to set priorities, select committees, determine future of the Authority and prepare a strategic plan with objective goals.**

**Chairman Lamb offered the CareMaster facility to hold the retreat and suggested the retreat be held on a Saturday from 9 a.m. to 3 p.m. in order to have ample time to explore the topics based on today's discussions.**

**William Wilson, County Manager, requested the Authority give several dates for the upcoming retreat and stated he would also coordinate a date and time with Archway. It was the consensus of the Authority to hold the retreat on a Saturday, on one of the following dates: February 15, 2020, February 22, 2020, February 29, 2020 and have County Manager, William Wilson present, as well as a representative from Paragon Consulting Group.**

## **XI. OTHER BUSINESS**

**Chairman Lamb reminded the Authority of the next Regular Scheduled**



**Meeting on April 15, 2020 @ 8:45 a.m.**

**Clay Davis and Gwen Flowers-Taylor asked Chairman Lamb to revisit the request to hold more SCWA regular meetings.**

**Chairman Lamb requested that Authority members hold the 3<sup>rd</sup> Wednesday of February and March at 8:45 a.m. open for the possibility of additional meetings.**

**XII. COUNTY MANAGERS COMMENTS**

**County Manager, William Wilson advised the Authority that a portion of W. McIntosh Road would be closed for approximately 3 days for a repair that was caused by a failed culvert that washed out underneath an 8" water line that failed as well. He added that the County is working very carefully, along with the City to replace the 48" culvert. Mr. Wilson stated that service had been restored to the customers that were affected.**

**XIII. AUTHORITY MEMBERS COMMENTS**

**Jim Skinner stated he was excited to have our newest members.**

**Clay Davis thanked everyone for electing him Vice Chairman.**

**XIV. CLOSED SESSION**

***None***

**XV. ADJOURNMENT**

***Motion/Second by Davis/Flowers-Taylor to adjourn. Motion carried unanimously. Time: 10:43 a.m.***





**SPALDING COUNTY WATER & SEWERAGE FACILITIES AUTHORITY**

***Special Called Meeting***

**119 E. Solomon Street, Meeting Room 108**

***February 26, 2020***

***at 8:45 a.m.***

***Minutes***

**Members present included: Dave Lamb, Chairman; Clay Davis, Vice Chairman; Gwen Flowers-Taylor, Wade Cannon, Jim Skinner, Bill Bryant, Cheryl Matlock and Dick Morrow. Also present were: County Manager, William P. Wilson, Jr.; County Attorney, Stephanie Windham; Finance Director, Jinna Garrison; Water Superintendent, Rocky Kenway; Brian Upson, Paragon Consulting Group and Administrative Assistant, Charlie Tillman to record the minutes.**

**I. OPENING (CALL TO ORDER)-Chairman Lamb**

**II. INVOCATION**

**Led by Jim Skinner**

**III. PLEDGE TO FLAG**

**Led by Jim Skinner**

**IV. CITIZEN COMMENTS**

**Billy Shubert, Wynntac Construction-59 Payton Rd., Griffin, GA 30223**

**Mr. Shubert advised the Authority that a water meter was purchased to be installed at 1151 Teamon Rd., but was informed the meter would not be set because of a civil dispute regarding an easement with the property owner at 1151 Teamon Rd.**

**Rocky Kenway, SCWA Superintendent, informed the Authority that he made contact with the Owner of 1151 Teamon Rd., Walter Reeves, who stated the easement was no longer in place and provided documentation to support that. Rocky explained that he did inform the property owner of 59 Payton Rd., to contact Mr. Reeves to attempt to resolve the matter and informed the property owner that the meter would not be set at this time. Rocky advised Mr. Shubert that if the meter was set, the money paid for the meter would not be refunded in the event the water line could not be installed.**

**The Authority explained to Mr. Shubert that this was a civil matter between neighbors and they would not get involved.**

**V. FINANCIAL REPORT**

**VI. WATER SUPERINTENDENT REPORT**

## **VII. OLD BUSINESS**

## **VIII. NEW BUSINESS**

1. Discuss updating SCWA Design and Construction Requirements

**Dick Morrow stated if the Authority would not install a water line on a dirt road, then a Developer shouldn't be required to do it.**

**Chairman Lamb stated he would like Chad Jacobs, Community Development Director and County Attorney, Stephanie Windham to review the draft before the Authority approved an update.**

**William Wilson, County Manager advised that he would meet with Chad Jacobs, Community Development Director; Captain Harold Williams, Fire Marshal; Rocky Kenway, SCWA Superintendent and the County Attorney before the next meeting to discuss the draft in depth.**

**Motion/Second by Davis/Skinner to table Item 1 until the next meeting. Motion carried unanimously.**

2. Consider request from Keith Kenney and Tom Swygert for variance from requirement to install a water line and fire hydrants on Ellis Dairy Road Development

**This request was withdrawn by Mr. Keith Kenney via email prior to the meeting.**

3. Review Water Contract Committee Report and recommendations

**Chairman Lamb turned the meeting over to Vice Chairman, Clay Davis at this time.**

**Clay Davis gave a brief overview of the meeting that took place February 5, 2020 between the SCWA Appointed Committee and the City of Griffin. and advised that since the meeting, Bill Bryant, Dick Morrow, Jinna Garrison and William Wilson met with City of Griffin's Chief Financial Officer, Marcus Schwab, to discuss the numbers that were presented at the February 5<sup>th</sup> meeting.**

**Bill Bryant informed the Authority that he learned a lot during both meetings and would like to see the financial aspects of the contract easier to understand for everyone in the future. He also added that the projections he and William worked on were merely based on assumptions and were not in line with the data provided by the City.**

**Dick Morrow stated he believes the lack of communication between both parties may have caused a delay in negotiating the new contract and he believes there is now a better understanding of how the formula is gathered. Dick went on to say that there are two drivers to the wholesale water rate that cannot be ignored:**

**1) Volume**

**2) City of Griffin's Bonded Indebtedness**

**Gwen Flowers-Taylor expressed her concern over the projected rate structure exhibit that was provided by the City of Griffin and stated she wanted to see a historical rate sheet with key events dating back approximately 20 years to better understand the debt removed and debt added.**

Chairman Lamb agreed and asked Dr. Brant Keller, City of Griffin's Water and Wastewater Director if he could provide that information and to also provide assistance in understanding it.

Dr. Keller agreed but explained that the rate projections were merely projections and could change at any moment.

Dick Morrow reminded the Authority that the contract expires December 31, 2020 and time was very limited to get a new contract in place.

City Manager, Kenny Smith addressed the Authority at this time and apologized for not having ongoing discussions and providing updates to the Authority and advised that in the future he could have Dr. Brant Keller and/or Brandon Lewis, Deputy Director of Water and Wastewater, at every quarterly meeting if the Authority desires.

At this time, Chairman Lamb began reading each area of concern that the City of Griffin addressed in the draft contract that was presented to them.

#### Page 2

- change commencement date to Jan 1, 2021

*It was the consensus of the Authority to change as requested*

- 25-year minimum term agreement

*Gwen Flowers-Taylor and Clay Davis were not in agreement with a 25-year term.*

*Clay Davis suggested we leave it at 15 years for now.*

*Bill Bryant and Dick Morrow both believe the City will not accept anything less than the 25-year term and therefore, both agreed with a 25-year term.*

#### Page 6

- exclusive provider with amendment

*Gwen Flowers-Taylor feels it should remain "primary provider" with primary defined as 50%.*

*Bill Bryant suggested primary defined as 80%.*

*Clay Davis suggested the Authority move past the negotiating points and look at the real issues with the contract.*

- joint meeting biannually

*It was the consensus of the Authority to meet at least two times per year with additional meetings if necessary.*

#### Page 8 last sentence

- (c) unmetered water sentence added back in

*It was the consensus of the Authority to add this sentence back in as requested.*

#### Page 10

- 1% transmission fee

*Wade Cannon suggested the Authority use the transmission fee as a negotiating tool for a lower wholesale rate.*

*It was the consensus of the Authority to request a 2% transmission fee.*

**Page 11**

- (b) replace “the governing bodies” with “both governing bodies”

*It was the consensus of the Authority to modify as requested.*

**Page 11-12**

- (c) discuss what entity will be installing taps for county customers

*It was the consensus of the Authority to keep all tap installations with the Water Authority.*

- (d) 100 linear feet

*It was the consensus of the Authority to change to 250 linear feet.*

**Page 14**

- (e) the City agrees to update the Water Model to integrate any new development in the County and all future extensions to the Authority’s water system at [remove no and replace with] cost of service to the Authority

*It was the consensus of the Authority to change as requested.*

**Page 15**

- (g) change “may adopt” to “shall adopt”

*It was the consensus of the Authority to change to “shall adopt” as requested.*

*Gwen Flowers-Taylor asked to have “or recommended from time to time by the City” removed.*

*Chairman Lamb asked Counsel to revise this item with the necessary language needed, based on the discussion.*

**Page 16**

- Industrial customers in the Authority’s service area to remain City customers

*Dick Morrow advised the Authority that this item was discussed at length during the February 5<sup>th</sup> meeting and explained that industrial customers do not make the City of Griffin much profit but is done more so for economic development at the request of the Development Authority.*

*Chairman Lamb requested the City of Griffin and the Spalding County Water Authority enter into a joint venture to accommodate future industrial customers, in the Authority’s service area, to attract economic development by asking the City to share an industrial rate structure with the*

***Authority.***

***Rocky Kenway, Water Authority Superintendent explained that the Authority would have to adopt the City of Griffin's industrial rate.***

***Chairman Lamb asked Counsel to help the Authority prepare a document to present to the City to request this change.***

***Chairman Lamb explained that his request falls in line with the key principles of the Authority that were discussed when contract negotiations began:***

- 1) Fiduciary Responsibility to our rate payers***
- 2) Contract profit remains in the water enterprise fund and used solely for capital projects and/or retiring debt only***
- 3) Contract depreciation held in a special account to cover capital costs associated with existing infrastructure***
- 4) Participate in long term water system planning and capital outlay forecasting***
- 5) Support economic development by driving major commercial and industrial rates as low as possible***
- 6) Contract would be a 2-party contract***

**At this time, Chairman Lamb passed out handouts to the Authority to show water rates of surrounding counties to compare.**

**Chairman Lamb asked Dr. Keller what he thought about bringing in a 3<sup>rd</sup> party to do a study on our rates to determine where we can save customers money.**

**Dr. Keller explained this was not a good idea and would not recommend it.**

**Dick Morrow pointed out that the amount of profit the City of Griffin makes from the Water Authority was not substantial and suggested the Authority look at their own rate structure to determine how we can save customers money.**

**Chairman Lamb explained that the revenue the Authority was generating would be used solely for future infrastructure and economic development.**

**Bill Bryant added that he feels the City's wholesale rate is appropriate.**

**Clay Davis stated this should be done during the prioritizing stage after the contract has been negotiated. He also stated based on the meetings with the City of Griffin and the discussion held today, it appears there is not much room to negotiate a lower rate.**

**Gwen Flowers-Taylor shared her concerns with not only rates but with other items in the current contract and stated she feels those things should not be in the new contract.**

**Chairman Lamb requested a Special Called Meeting to be held before our Regular Called Meeting in April.**

**It was the consensus of the Authority to hold a Special Called Meeting on March 25, 2020 at 8:45 a.m.**

**Gwen Flowers-Taylor suggested the Authority submit an extension to the contract now since there are still items that the Authority and the City could not reach an agreement on.**

**Dick Morrow disagreed and stated he feels we are very close in finalizing a contract.**

**Chairman Lamb asked Counsel if a clean copy of the draft contract could be produced before the next meeting scheduled March 25, 2020.**

**County Attorney, Stephanie Windham stated she would have the revised contract available by March 18, 2020 to give the Authority ample time to review it before the next meeting.**

**IX. OTHER BUSINESS**

**Chairman Lamb reminded the Authority of the Special Called Meeting scheduled for March 25, 2020 at 8:45 a.m. and the next Regular Scheduled Meeting on April 15, 2020 at 8:45 a.m.**

**Chairman Lamb also advised the Authority about the variance request that was brought to his attention prior to the meeting that will be placed on the next agenda.**

**X. COUNTY MANAGERS COMMENTS**

**William Wilson advised the Authority that he would like to hold a meeting to discuss the Future Land Use Map and the COMP Plan with the Board of Commissioners and Community Development Director, Chad Jacobs along with Zoning Attorney, Newton Galloway.**

**XI. AUTHORITY MEMBERS COMMENTS**

**Dick Morrow stated he thought the meeting was a very useful with good discussions.**

**Clay Davis asked County Manager, William Wilson, when the retreat/workshop that was discussed at the last meeting would be held and also suggested the Authority hold a public hearing before the contract is finalized, in order to give our rate payers the opportunity to speak about rates and customer service expectations.**

**Chairman Lamb and Gwen Flowers-Taylor agreed.**

**William Wilson advised the retreat would take place at a later time.**

**XII. CLOSED SESSION**

***None***

**XIII. ADJOURNMENT**

***Motion/Second by Flowers-Taylor/Cannon to adjourn. Motion carried unanimously. Time 11:30 a.m.***







**SPALDING COUNTY WATER & SEWERAGE FACILITIES AUTHORITY**  
***Special Called Meeting***  
***June 3, 2020***  
***at 10:00 a.m.***  
***Minutes***

The Spalding County Water & Sewerages Facilities Authority will hold their special called meeting via a live online presence with public comments through Zoom software. Below is the link for the public to utilize to participate in this meeting:

<https://us02web.zoom.us/j/84245086553>

Meeting ID: 842 4508 6553

To join by telephone please call 646-558-8656 and enter the Meeting ID: 842 4508 6553

**Members present included: Dave Lamb, Chairman; Clay Davis, Vice Chairman; Gwen Flowers-Taylor, Wade Cannon, Jim Skinner, Bill Bryant, Cheryl Matlock and Dick Morrow. Also present were: County Manager, William P. Wilson, Jr.; County Attorney, Stephanie Windham; Finance Director, Jinna Garrison; Water Superintendent, Rocky Kenway; Brian Upson and Jason Graham, Paragon Consulting Group and Administrative Assistant, Charlie Tillman to record the minutes.**

**I. OPENING (CALL TO ORDER)-by Chairman Dave Lamb**

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES

**II. INVOCATION**

**III. PLEDGE TO FLAG**

**IV. MOTION TO ADOPT AGENDA**

**1. Motion to Adopt Agenda**

***Motion/Second by Davis/Flowers-Taylor to adopt agenda. Motion carried unanimously.***

**V. CITIZEN COMMENTS**

**VI. FINANCIAL REPORT**

**VII. WATER SUPERINTENDENT REPORT**

**VIII. OLD BUSINESS**

## IX. NEW BUSINESS

### 1. **Review of bids and award of contract for the Dundee Mill Village CDBG Sewer Project #1 -Paragon Consulting Group**

Brian Upson, Paragon Consulting Group, explained to the Authority how the bid selection process works. Brian stated the Contractor submits bid documents and then approval to submit a bid is given based on the information contained in those documents. Brian stated bid documents must include a bid bond for 5% of the construction cost and references which must reference projects similar to the project the bid is being submitted for. Brian said that in this case, Summit Construction & Development, LLC was the lowest bidder, however, they did not provide sufficient references for the scope of work needed for this project. Brian stated that based on the information received, he could not make a recommendation to contract the low bidder for this project.

At this time, Wade Cannon advised that he would be abstaining from the vote due to a conflict of interest with one of the bidders.

Counsel agreed and suggested Mr. Cannon recuse himself from the vote.

Chairman Lamb stated that because this is an intricate project, the contractor awarded the bid must have the experience needed.

Gwen Flowers-Taylor stated she believes that due to the cost of construction and scope of work that this project requires, the Authority should hire a local Contractor and asked what staff's recommendation was.

William Wilson replied, staff's recommendation was McLeroy Equipment, LLC.

Dick Morrow stated that McLeroy Equipment, LLC is a local contractor and was the next lowest bidder. Dick stated he believes McLeroy has the experience needed to construct the project and should be considered.

Bill Bryant asked Brian Upson for his recommendation.

Brian stated based on his analysis, he would recommend McLeroy Equipment, LLC for the job.

Jim Skinner advised he thought McLeroy was a good recommendation.

Gwen also shared the importance of possibly doing a redevelopment plan in the Dundee Mill Village area and asked Mr. Wilson how to initiate this request.

Brian Upson stated if the target area is designated a redevelopment zone, it may be possible to qualify for additional funding and multiple grants.

William Wilson advised he would speak with Debra Smith, Allen-Smith Consulting and Debbie Bell, the new Community Development Director, to determine what the requirements are to designate an area a redevelopment zone.

***Motion/Second by Morrow/Davis to award the contract for the Dundee Mill Village CDBG Sewer Project #1 to McLeroy Equipment, LLC in the amount of \$981,946.35. Motion carried 7/1 with Wade Cannon abstaining from the vote.***

### 2. **Consider the request of Balijinder Singh to vary from the requirement to install a water main extension and fire hydrants for the construction of the 155 Liquor Store, located at 3430 N.**

**McDonough Rd., Locust Grove, GA 30248.**

At this time, William Wilson, County Manager advised the Authority that the piece of property mentioned in this item, previously belonged to his family and was recently sold to the Singh's.

Mr. Wilson explained that the current SCWA Design and Construction requirements do require a developer to extend the water main, however in this case an easement could be granted to Mr. Singh, by the adjacent property owner, which would allow Mr. Singh to vary from the requirement and run a 1" water line from the adjacent property to his business. He went on to say that because of future development plans taking place in that area within the next year, it would make no sense for Mr. Singh to run a 6" line to extend the main when future water main lines may be 16" or greater depending on flow.

Dick Morrow stated he thought Mr. Singh's request was reasonable and should be considered.

Bill Bryant suggested that based on the future development in that area, the Authority be proactive and discuss asking the property owners to consider installing a large sleeve when running the 1" line, to accommodate a future water line extension. Bill stated he felt that in doing so, it may cut down on an interruption of business in the future when the county does extend the water main in that area.

Chairman Lamb agreed and asked Jason Graham, Paragon Consulting Group to investigate what needed to be installed to accommodate that suggestion.

William Wilson requested that the Authority allow staff and Paragon Consulting Group to consult with the owners regarding the recommended piping and then ask the owners to install the pipe while the driveway is being installed.

Chairman Lamb stated he thought that was a great idea and thanked Bill Bryant for suggesting it.

***Motion/Second by Morrow/ Flowers-Taylor to approve the variance request from Mr. Balijindher Singh to vary from the requirement to install a water main extension and fire hydrants for the construction of the 155 Liquor Store, located at 3430 N. McDonough Rd., Locust Grove, GA 30248. Motion carried unanimously.***

**3. Discussion of major capital expenditures for the Griffin Regional Water System over the past two decades.-Brant Keller, Public Works Director, City of Griffin.**

Dr. Brant Keller, City of Griffin Director of Public Works Water and Wastewater, provided information previously requested by the Authority and discussed each item at length.

Gwen Flowers-Taylor thanked Dr. Keller and asked him to also provide a

history of the City's total revenue stream.

Chairman Lamb asked Dr. Keller if he could present that information at the July 15, 2020 meeting.

Dr. Keller agreed to do so.

**4. Consider approval of Draft Water Contract extension for submission to the City of Griffin.**

Chairman Lamb advised that in light of recent events, he felt an extension would be in the best interest of the Authority.

Cheryl Matlock/Gwen Flowers-Taylor/Wade Cannon/Clay Davis/Bill Bryant/Jim Skinner all agreed that a three (3) year extension was a good idea.

Dick Morrow made it very clear that he was not in agreement with an extension due to the projected water demand in the Flint River Basin. Dick provided documentation and discussed County Residential Forecasts per the Governor's Office of Planning and Budgets. Dick expressed his concern that if an agreement with the City was not reached soon, the Authority may suffer the consequences in the future. Dick suggested the Authority lock in a 50-year term contract now.

Jim Skinner disagreed and stated the City of Griffin already sets rates on an annual basis and felt the 3-year extension would not complicate future rate negotiations.

Gwen Flowers-Taylor stated she didn't feel that the projected population data was accurate because it was derived from numbers from the 2010 census and believes the Authority should move forward with the 3-year extension so that the Authority can finalize a new water sales agreement.

Bill Bryant stated he believes both the Authority and the City want long term stability and is hoping an agreement that is suitable for everyone can be reached in the near future. Bill stated he is in favor of an extension at this time.

Clay Davis stated he agreed that water is going to be a scarce resource in the future but also agreed with Gwen, that the projected population data needed to come from recent census statistics. Clay stated that he felt an extension should be requested at this time and went on to say that he is more open minded to a longer-term agreement based on the meetings and discussions held with the City.

***Motion/Second by Matlock/Davis to approve a 3-year Draft Water Contract Extension for submission to the City of Griffin. Motion carried 7/1 with Dick Morrow opposing.***

**5. Discuss Draft Water Sales Agreement**

Chairman Lamb asked that this item be tabled until the July 15, 2020 meeting

since approval on submitting an extension was granted.

***Motion/Second by Flowers-Taylor/Davis to table item 5 under new business until the July 15, 2020 regular scheduled meeting. Motion carried unanimously.***

**6. Discuss population estimates in the Flint River Basin.**

This item was previously discussed under item 4 of new business.

**7. Discuss appointment of a Treasurer as referenced in the SCWA By-Laws.**

Chairman Lamb informed the Authority that the SCWA By-Laws have not been revised since they were adopted in 1984. At that time, the by-laws did not require a Treasurer be appointed. Chairman Lamb stated the by-laws are in need of a revision and suggested that a review committee be appointed to begin working on a revision and asked that Cheryl Matlock with the help of Clay Davis and Bill Bryant provide a recommendation for a revised document at the July 15, 2020 regular scheduled meeting.

Stephanie Windham, County Attorney instructed the appointed committee to look at the by-laws with the enabling legislations and all amendments while preparing a draft revision.

William Wilson, County Manager stated he would send the enabling legislation and amendments to the committee members for review.

***Motion/Second by Morrow/Davis to appoint a committee consisting of Cheryl Matlock, Clay Davis and Bill Bryant, to begin revising the SCWA By-Laws for approval. Motion carried unanimously.***

**X. OTHER BUSINESS**

William Wilson, County Manager advised that he believes now is the time for the Authority to make a formal request to the Board of Commissioners to begin the application process for the 2021 CDBG grant for the Dundee Mill Village Sewer Improvement-Phase II.

Chairman Lamb agreed.

***Motion/Second by Skinner/Bryant to make a formal request to the Board of Commissioners to apply for the 2021 CDBG grant for the Dundee Mill Village Phase II. Motion carried unanimously.***

**XI. COUNTY MANAGERS COMMENTS**

**XII. AUTHORITY MEMBERS COMMENTS**

**XIII. CLOSED SESSION**

**XIV. ADJOURNMENT**

***Motion/Second by Davis/Matlock to adjourn. Motion carried unanimously. Time 12:11 p.m.***



## SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY Consider Approval of Financial Report

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**Requesting Agency**

Spalding County Water Authority

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**Requested Action**

Consider approval of the financial statements for the 12 month period ended June 30, 2020-Administrative Services Director, Jinna Garrison

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**Requirement for Board Action**

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**Is this Item Goal Related?**

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**Summary and Background**

---

**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

Approval

---

**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Financial Report	7/17/2020	Backup Material

# MEMORANDUM

To: Spalding County Water Authority Board

From: Jinna L. Garrison, Administrative Services Director

Date: July 17, 2020

Subject: Water Authority Financial Statements



Fiscal Year 2020

Month Ended June 30, 2020

Year-to-date Revenues	\$ 9,264,899.11
Year-to-date Expenditures	\$ 8,744,663.35
Current Accounts Payable	\$ 51,367.00
Operating Account Balance	\$ 9,044,779.47
Depreciation Reserve Balance	\$ 194,465.00
Money Market Investment Account	\$ 5,153,808.22
2015 Bond Sinking Fund	\$ 1,017,729.58



## REVENUE &amp; EXPENDITURE STATEMENT

SPALDING COUNTY BOC

06/01/2020 To 06/30/2020

FY 2019-2020

Account	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
<b>505 Water Fund</b>					
<b>Revenue</b>					
FUND BALANCE APPROPRIATED	0.00	0.00	0.00	3,146.00	0
WATER REVENUE	703,437.44	8,984,546.85	0.00	8,889,020.00	101
WATER TAP FEES	16,680.00	213,980.00	0.00	300,000.00	71
SEWERAGE CHARGES	2,316.84	32,931.78	0.00	33,000.00	100
INTEREST - MONEY MARKET ACCOUNT	753.30	22,755.04	0.00	0.00	0
INTEREST - SINKING FUND	0.00	10,185.44	0.00	0.00	0
OTHER REVENUES	0.00	500.00	0.00	0.00	0
<b>Revenue Subtotal</b>	<b>\$723,187.58</b>	<b>\$9,264,899.11</b>	<b>\$0.00</b>	<b>\$9,225,166.00</b>	<b>100</b>
<b>Expenditure</b>					
<b>4330 Wastewater Department</b>					
REGULAR EMPLOYEES	2,876.06	37,481.72	0.00	37,448.00	100
OVERTIME	74.26	229.00	0.00	1,000.00	23
GROUP INSURANCE	1,255.03	15,454.32	0.00	12,449.00	124
FICA TAXES	178.67	2,320.58	0.00	2,941.00	79
RETIREMENT CONTRIBUTION	0.00	4,019.00	0.00	5,430.00	74
WORKERS COMPENSATION	0.00	0.00	0.00	756.00	0
EMPLOYEE PHYSICAL EXAM	0.00	0.00	0.00	80.00	0
CONSULTING ENGINEERS	41,475.00	144,436.25	0.00	200,000.00	72
SPRINGS WWTP MAINTENANCE	1,652.65	45,182.32	9,206.95	30,000.00	181
RADIO EQUIPMENT MAINTENANCE	0.00	192.00	0.00	192.00	100
COMPUTER EQUIP MAINT	51.50	618.00	0.00	618.00	100
SOFTWARE MAINTENANCE	21.99	307.75	0.00	264.00	117
BUILDING MAINTENANCE	0.00	1,319.51	0.00	3,000.00	44
AUTO AND TRUCK MAINT	0.00	0.00	0.00	1,000.00	0
POSTAGE	0.00	463.99	0.00	1,200.00	39
INTERNET SERVICES	0.00	0.00	0.00	456.00	0
TRAVEL	0.00	0.00	0.00	200.00	0
EDUCATION AND TRAINING	0.00	100.00	0.00	500.00	20
LICENSES	0.00	0.00	0.00	100.00	0
OTHER CONTR SERVICES	31,247.77	35,454.55	0.00	14,000.00	253
OFFICE SUPPLIES	11.73	32.92	0.00	50.00	66
WATER	140.43	711.69	0.00	1,000.00	71
SEWERAGE	97.20	561.60	0.00	540.00	104
ELECTRICITY	2,385.68	26,999.50	0.00	55,000.00	49
GASOLINE	158.28	1,230.64	0.00	1,500.00	82
SMALL EQUIPMENT	0.00	0.00	1,447.95	1,250.00	116
DEPARTMENTAL SUPPLIES	1,606.16	5,411.87	727.69	14,000.00	44
UNIFORMS AND CLOTHING	0.00	130.00	0.00	250.00	52
CDBG GRANT DUNDEE VILLAGE PH1	3,320.00	115,342.30	0.00	0.00	0
CDBG GRANT SPRINGS WWTP	0.00	0.00	0.00	25,000.00	0
OTHER	0.00	10.00	0.00	0.00	0
<b>4330 Wastewater Department Subtotal</b>	<b>\$86,552.41</b>	<b>\$438,009.51</b>	<b>\$11,382.59</b>	<b>\$410,224.00</b>	<b>110</b>

## REVENUE &amp; EXPENDITURE STATEMENT

SPALDING COUNTY BOC

06/01/2020 To 06/30/2020

FY 2019-2020

Account	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
<b>4400 Water Department</b>					
REGULAR EMPLOYEES	15,107.52	191,575.87	0.00	196,001.00	98
OVERTIME	0.00	11.58	0.00	250.00	5
GROUP INSURANCE	3,282.46	40,571.28	0.00	49,861.00	81
FICA TAXES	1,068.21	13,635.52	0.00	15,013.00	91
RETIREMENT CONTRIBUTION	0.00	21,038.00	0.00	28,420.00	74
WORKERS COMPENSATION	0.00	0.00	0.00	11,495.00	0
LEGAL FEES	3,097.50	7,981.00	0.00	50,000.00	16
EMPLOYEE PHYSICAL EXAM	0.00	0.00	0.00	300.00	0
CONSULTING ENGINEERS	3,518.75	276,976.50	0.00	250,000.00	111
RADIO EQUIPMENT MAINT	0.00	768.00	0.00	960.00	80
COMPUTER EQUIP MAINT	154.50	1,854.00	0.00	1,854.00	100
SOFTWARE MAINTENANCE	87.83	966.12	0.00	1,054.00	92
OTHER EQUIPMENT MAINT	0.00	77,190.00	0.00	0.00	0
BUILDING MAINTENANCE	0.00	1,678.00	0.00	4,500.00	37
HEAVY EQUIP MAINTENANCE	0.00	2,720.55	0.00	5,000.00	54
AUTO AND TRUCK MAINT	1,039.72	1,909.73	0.00	3,500.00	55
GENERAL LIABILITY INS	0.00	13,318.92	0.00	10,000.00	133
VEHICLE INS	578.00	10,672.00	0.00	17,500.00	61
BUILDING AND CONTENTS INS	0.00	4,701.00	0.00	10,000.00	47
TELEPHONE	138.20	1,660.97	0.00	1,850.00	90
POSTAGE	140.10	733.70	0.00	100.00	734
INTERNET SERVICES	155.70	934.20	0.00	935.00	100
ADVERTISING	0.00	450.00	0.00	500.00	90
TRAVEL	0.00	1,786.00	0.00	1,000.00	179
DUES & SUBSCRIPTIONS	189.00	877.00	0.00	700.00	125
EDUCATION AND TRAINING	99.00	824.00	0.00	1,500.00	55
COST OF WATER	465,883.39	5,553,932.88	0.00	5,764,000.00	96
OTHER CONTR SERVICES	18,107.28	133,347.17	0.00	100,000.00	133
OFFICE SUPPLIES	6.55	87.13	0.00	400.00	22
AUTO & TRUCK TIRES	0.00	1,255.68	0.00	1,000.00	126
AUTO & TRUCK BATTERIES	0.00	0.00	0.00	750.00	0
WATER	136.50	906.66	0.00	1,400.00	65
SEWERAGE	134.55	880.91	0.00	1,500.00	59
NATURAL GAS	147.63	992.59	0.00	1,200.00	83
ELECTRICITY	1,463.80	10,894.43	0.00	14,000.00	78
GASOLINE	697.95	6,313.16	0.00	10,000.00	63
SMALL EQUIPMENT	0.00	0.00	0.00	2,000.00	0
DEPARTMENTAL SUPPLIES	668.98	1,387.12	0.00	3,000.00	46
UNIFORMS AND CLOTHING	0.00	285.74	0.00	1,250.00	23
SHOP SUPPLIES	0.00	822.73	0.00	1,000.00	82
WATER TAP SUPPLIES	4,370.96	73,214.22	0.00	200,000.00	37
FIRE HYDRANT SUPPLIES	0.00	0.00	0.00	100,000.00	0
WATER LINE RELOCATIONS	212.50	797.50	0.00	400,000.00	0

## REVENUE &amp; EXPENDITURE STATEMENT

SPALDING COUNTY BOC

06/01/2020 To 06/30/2020

FY 2019-2020

Account	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used	
VEHICLES	0.00	271,757.00	0.00	150,000.00	181	
INDIRECT COST ALLOCATIONS	0.00	59,984.00	0.00	59,984.00	100	
DEPRECIATION	0.00	194,465.00	0.00	194,465.00	100	
OTHER	0.00	72.00	0.00	0.00	0	
BOND PRINCIPAL 2008	0.00	0.00	0.00	695,000.00	0	
BOND PRINCIPAL 2015	0.00	0.00	0.00	115,000.00	0	
BOND INTEREST 2008	0.00	121,914.58	0.00	18,250.00	668	
BOND INTEREST 2015	99,310.42	1,164,110.46	0.00	313,450.00	371	
FISCAL AGENTS FEES	4,000.00	5,536.35	0.00	5,000.00	111	
4400 Water Department Subtotal	\$623,797.00	\$8,277,791.25	\$17,480.00	\$8,814,942.00	94	
Expenditure Subtotal	\$710,349.41	\$8,715,800.76	\$28,862.59	\$9,225,166.00	95	
Before Transfers	Excess Of Revenue Subtotal	\$12,838.17	\$549,098.35	-\$28,862.59	\$0.00	0
Other Financing Source						
OPERATING TRANSFER IN	1,820.00	82,916.00	0.00	0.00	0	
Other Financing Source Subtotal	\$1,820.00	\$82,916.00	\$0.00	\$0.00	0	
After Transfers	Excess Of Revenue Subtotal	\$14,658.17	\$632,014.35	-\$28,862.59	\$0.00	0



## SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY Consider Approval of the Water Superintendent's Report

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**Requesting Agency**

Spalding County Water Authority

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**Requested Action**

Consider approval of the Water Superintendent Report-Rocky Kenway

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**Requirement for Board Action**

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**Is this Item Goal Related?**

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**Summary and Background**

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

Approval

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**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Water Superintendent's Report	7/21/2020	Backup Material

Desc.	19-Jun	19-Jul	19-Aug	19-Sep	19-Oct	19-Nov	19-Dec	20-Jan	20-Feb	20-Mar	20-Apr	20-May
<u>Total Gallons</u> <u>(Thousand)</u>	71,575	72,470	71,408	73,797	76,616	70,964	63,486	61,693	60,531	61,009	62,444	69,122
<u>Total receipts</u>	\$727,418	\$864,391	\$766,426	\$782,600	\$839,130	\$765,719	\$756,779	\$731,294	\$654,795	\$718,748	\$673,351	\$703,419
<u>Total</u> <u>Customers</u>	13,520	13,563	13,620	13,612	13,652	13,628	13,610	13,726	13,686	13,689	13,702	13,815
<u>Average</u> <u>gallons/mo.</u> <u>per customer</u>	5294	5343	5243	5420	5610	5210	4665	4495	4423	4456	4557	5003
<u>Average daily</u> <u>use per</u> <u>customer</u>	176	172	169	181	181	174	150	145	153	144	152	161
<u>Average</u> <u>monthly bill</u>	\$53.80	\$63.73	\$56.27	\$57.49	\$61.47	\$56.19	\$55.60	\$53.28	\$47.84	\$52.06	\$49.14	\$50.91
<u>Average daily</u> <u>usage</u>	2385	2338	2303	2460	2471	2365	2048	1990	2087	1968	2081	2230
<u>Transmission</u> <u>fees</u>	\$33.44	\$37.73	\$36.74	\$38.62	\$49.41	\$52.91	48.98	\$46.50	\$55.35	\$42.55	\$14.27	\$17.89
<u>New</u> <u>connections</u>	31	25	21	23	35	22	15	12	27	30	14	12

2020 Water Meter Report

	SUN CITY	OTHER	TOTAL
<u>JAN</u>	1	5	6
<u>FEB</u>	14	30	44
<u>MAR</u>	11	54	65
<u>APR</u>	2	35	37
<u>MAY</u>	2	57	59
<u>JUNE</u>	10	13	23
<u>JUL</u>			
<u>AUG</u>			
<u>SEPT</u>			
<u>OCT</u>			
<u>NOV</u>			
<u>DEC</u>			
<u>TOTAL</u>	<u>40</u>	<u>194</u>	<u>234</u>

	2013	2014	2015	2016	2017	2018	2019
SUN CITY	86 (74%)	116 (82%)	116 (65%)	96 (59%)	106 (47%)	118 (41%)	51%
OTHER	30	25	65	67	118	168	134
TOTAL	116	141	181	163	224	286	264

**2020 Fire Hydrant Report**

	<u>Maintenance Completed</u>	<u>Repaired</u>	<u>Installed</u>
<u>JAN</u>	232	4	0
<u>FEB</u>	263	2	0
<u>MAR</u>	73	1	0
<u>APR</u>	236	1	1
<u>MAY</u>	292	3	1
<u>JUNE</u>	119	0	5
<u>JUL</u>			
<u>AUG</u>			
<u>SEPT</u>			
<u>OCT</u>			
<u>NOV</u>			
<u>DEC</u>			
TOTAL	1215	11	7

**Fire Hydrant Totals:**

County System	2950
Private	139
Total	3089

2020 LEAK DETECTION REPORT

	CHECKED	FOUND
<u>JAN</u>	232	1
<u>FEB</u>	263	0
<u>MAR</u>	73	0
<u>APR</u>	236	0
<u>MAY</u>	292	2
<u>JUNE</u>	119	2
<u>JUL</u>		
<u>AUG</u>		
<u>SEPT</u>		
<u>OCT</u>		
<u>NOV</u>		
<u>DEC</u>		
<u>TOTAL</u>	<u>1215</u>	<u>5</u>



NEW DEVELOPMENT				
DEVELOPMENT				LOTS
SUN CITY POD #16				85
SUN CITY POD #17				85
HOLLIDAY PASS(TOMOCHICHI RD)				44
LEXINGTON PLACE (W. MCINTOSH RD)				45
HUNTS MILL(OLD MACON RD)				27
REHOBOTH FARMS (MINOR S/D)				8
HOLLIDAY PASS PHASE 2				40
RIVER FALLS				20
VINEYARD PACK				82
				TOTAL
				562
GAS STATION (C STORE)-JACKSON RD & HWY 155				



## SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY

### Discuss COG Rejection of 3 year extension

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**Requesting Agency**

Spalding County Water Authority

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**Requested Action**

Discuss the City of Griffin's rejection of 3 year extension of Water Sales Agreement.

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**Requirement for Board Action**

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**Is this Item Goal Related?**

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**Summary and Background**

---


**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

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**ATTACHMENTS:**

Description	Upload Date	Type
 Latest revised contract draft	5/14/2020	Backup Material

STATE OF GEORGIA,  
COUNTY OF SPALDING.

**WATER SALES AGREEMENT**  
**AND INTERGOVERNMENTAL AGREEMENT DEFINING THE**  
**RELATIONSHIP BETWEEN THE CITY OF GRIFFIN, GEORGIA,**  
**AND THE**  
**SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY**

**THIS AGREEMENT**, made and entered this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between the CITY OF GRIFFIN, a Georgia municipal corporation (hereafter referred to as the “City”), and the SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY, a public corporation created by Georgia Laws 1982, p. 4987, and amended by Ga. Laws 1988, p. 4822 and Ga. Laws 1993, p. 4863 (hereafter referred to as the “Authority”), provides as follows:

**WHEREAS**, the City, pursuant to its Charter and general laws, is empowered to own, operate, extend, and maintain a system of water supply, treatment, and distribution lines within and without its municipal boundaries, and by virtue of such authority owns and operates both a retail system of water supply, treatment and distribution throughout said City, and in portions of unincorporated Spalding County, and owns and operates a wholesale system of water supply and production which currently serves various water distribution systems, including but not limited to the Spalding County Water and Sewerage Facilities Authority System, the Coweta County Water System, municipal water systems in Pike County operated by the cities of Zebulon, Williamson and Concord, with occasional sales of treated drinking water to the counties of Butts and Lamar;

**WHEREAS,** the parties, together with the COUNTY OF SPALDING on December 13, 1995, entered into a Water Sales Agreement and Intergovernmental Contract, commencing January 1, 1996 and terminating on December 31, 2020 (hereafter referred to as the “1995 Agreement”). Under the terms of said 1995 Agreement, there was to be no early termination unless the governing bodies of all parties first mutually agree and resolve that termination was in the mutual best interest of all parties;

**WHEREAS,** by authorizing the approval and execution of this Agreement (hereafter referred to as “this Agreement”, or the “2020 Agreement”), the parties, through their governing bodies, find and conclude it is in the mutual best interest of all parties hereto, to terminate the 1995 Agreement, effective at 12:00 p.m. on March 31, 2020, and to enter into a new Water Sales Agreement and Intergovernmental Contract, effective at 12:01 a.m. on April 1, 2020 , for a fifteen (15) year term to run through and to include December 31, 2035 , which 2020 Agreement shall, in all material respects modify and amend the 1995 Agreement, as of the 2020 Agreement’s effective date, and define and govern the relationship between the parties for the stated term thereof, as the successor thereto; provided, however, the 1995 Agreement shall continue in effect and survive the entry of the 2020 Agreement until such time as all services, payments, and obligations incurred thereunder are fully performed, delivered, and payment has been made accordingly; and

**WHEREAS,** the City of Griffin has established a Water Model dated \_\_\_\_\_, 19\_\_\_\_, as amended from time to time, and the parties hereto desire that this Water Model be incorporated herein and made a part of this Agreement; and

**WHEREAS**, the County, pursuant to Article IX, Section II, Paragraph III of the 1983 Constitution of the State of Georgia and general laws enacted pursuant thereto, is empowered to own and operate a water distribution system in unincorporated Spalding County. The Authority is a public corporation or limited local government created for the purpose of acquiring, constructing, equipping, maintaining and operating water supply, treatment, and distribution facilities within its statutorily defined special district, being comprised of unincorporated Spalding County, pursuant to which said Authority in 1987 undertook to operate the Spalding County Water and Sewerage Facilities Authority Water System.

**NOW, THEREFORE, IN CONSIDERATION OF THE SUM OF \$10 PAID BY THE AUTHORITY TO THE CITY, AND OTHER GOOD AND VALUABLE CONSIDERATION, MUTUAL COVENANTS, WARRANTIES, AND PROMISES HEREIN MADE, THE RECEIPT, ADEQUACY AND SUFFICIENCY OF WHICH ARE MUTUALLY ACKNOWLEDGED, THE PARTIES AGREE TO BE BOUND, EACH UNTO THE OTHER, AS FOLLOWS:**

**ARTICLE I**  
**LEGAL AUTHORITY**

This writing shall constitute a binding, legal contract, valid and enforceable against all parties whose signatures shall appear in execution thereof, in accordance with the terms and conditions hereinafter set forth, under the authority granted by Article IX, Section III, Paragraph I of the 1983 Constitution of the State of Georgia, known as the “Intergovernmental Agreements” clause. Payment obligations set forth and established herein shall constitute a general obligation of the party affected to which its full faith and credit is hereby pledged. Each of the parties covenant that it legally exists, has the requisite

legal authority to provide the services contracted, has adequate and ample legal authority to perform the services contracted or to contract for such services, has adequate fiscal capability and staffing to utilize and provide such services, and otherwise to do all things necessary, convenient, desirable and expedient to carry out and perform the obligations and responsibilities herein set forth, either expressly or by reasonable implication. Furthermore, for the term of this agreement, all parties agree to exercise good faith and best efforts to adequately fund and carry out such undertakings, including expressly, but without limitation, the power to establish, levy and enforce collection of reasonable rates, fees and charges for the operation of its respective water supply, treatment and distribution system and the services contemplated by this agreement. The parties further covenant and agree to cooperate fully with one another in the joint undertakings required to further the spirit and intent of the agreement herein made, including defending this agreement as valid, binding and enforceable in any proceeding in which it may be in issue, including future bond validation proceedings filed by any party.

The parties covenant and agree they have fully performed all conditions precedent to execution of this 2020 Agreement, including obtaining the requisite authority to approve and execute the agreement by resolution of their governing bodies, obtaining any required review and approval in advance of execution by any officer, attorney, or agent of the governing body, and by causing a fully executed original thereof, with the party's corporate seal affixed, to be spread upon the Minutes of the meeting at which approved. Any and all objections or defenses of a procedural or technical nature to the validity and authenticity of this Agreement, or its admissibility in any legal or administrative proceeding are hereby waived.

By entering into this agreement, the parties agree that the City acquires no property rights or ownership interest in the facilities or water system of the Authority, and the Authority acquires no property rights or ownership interest in the facilities or water system of the City.

## **ARTICLE II**

### **TERM OF AGREEMENT**

This Agreement shall become effective at 12:01 a.m. on April 1, 2020 and shall terminate at Midnight on December 31, 2035 ; provided, however, notwithstanding the foregoing, for the purposes of Article VI, EXTRATERRITORIAL WATER SALES BY CITY, the term of the covenants made by the Authority therein shall run for a term coinciding with the longest water sales agreement between the City and a water system operator outside of Spalding County, or for a term not to exceed fifty (50) years from the effective date of this Agreement, whichever is less. It is expressly agreed that there shall be no early termination of this Agreement during the term stated unless all parties first mutually find and agree that termination of this 2020Agreement would be in the mutual best interest of all parties. Unilateral notification of termination or intent to terminate from future performance of the obligations hereby imposed for the full term stated shall not be effective or binding.

## **ARTICLE III**

### **SALE OF WATER TO AUTHORITY**

Throughout the term of this Agreement, the City will be the primary provider of treated drinking water for the Spalding County Water & Sewerage Facilities Authority Water System. “Primary Provider” shall be defined as providing greater than 50% of the treated drinking water required by the Spalding County Water & Sewerage Facilities

Authority. The City shall be obligated to furnish all treated water requirements of the Spalding County Water & Sewerage Facilities Authority ,except for treated drinking water sold by the Henry County Water & Sewer Authority exclusively to serve that portion of the Heron Bay Subdivision located in Spalding County, as authorized by the Water Master Plan 2010-2050, heretofore adopted by the parties.

In order to establish objectively the Authority's water supply needs, the parties agree to jointly plan future needs of the Spalding County Water & Sewerage Facilities Authority Water System, including: (a) adoption of a timetable reflecting anticipated increased demands; and (b) periodic updates to water rates based on projected needs and usage by the City and the Authority. The City and the Authority or their designated representatives shall be required to meet together no less than twice annually prior to the beginning of the next fiscal year for the purpose of establishing the projected need for water supply, system maintenance and capital improvements for the next fiscal year, to include the use of funds paid to the City by the Authority for system maintenance and capital improvements.

If at any time the City of Griffin is unable to perform its obligations under this Agreement, the Authority has the right to obtain water from any other available source and shall not pay the City of Griffin for water not provided as required by this Agreement. If the City of Griffin is unable to perform its obligations under this Agreement for more than 20 consecutive days, the Authority shall be allowed to terminate this Agreement for cause without penalty.



#### **ARTICLE IV** **SALES PRICE**

(a) The Authority agrees to pay the City for all water purchased for use by the Spalding County Water System, based upon the reading of meters as hereinafter set forth, pursuant to the pricing formula attached hereto as Exhibit “A”, which by reference is incorporated herein and made a part hereof. For illustrative purposes, attached hereto as Exhibit “B” is a *pro forma* example calculating the rate to be used for water sold during calendar year 2018, using actual audited cost for FY18 (ending June 30, 2018) .

(b) Future rate adjustments shall be made annually, effective as of January 1 of the ensuing calendar year, based upon the most recent fiscal year-end audit of the City; in the event audited financial data is unavailable to impose new rates by January 1, not less than 30 days’ notice of the new rate shall be given, in writing, to the Authority, stating the date on which the new rate shall become effective.

(c) During and throughout the term of this Agreement, all water customers connected onto the Spalding County Water & Sewerage Facilities Authority Water System shall be individually metered. Temporary customers shall be issued meters by the City on the same terms and conditions as its temporary customer policy provides. The parties acknowledge that some “unmetered water use” may occur, for main breaks, fire-fighting, construction of system improvements, and flushing hydrants for system maintenance. The Authority shall estimate its amount of unmetered water loss monthly and report to the City, in writing, for compliance with the State Water Plan. The parties agree to take all reasonable and necessary measures to prevent unauthorized, unmetered water use, including as necessary prosecution of violators for theft of utilities. The parties further

agree that no customer shall be entitled to receive “free” water from the Spalding County Water System. Unmetered water is determined by each Spalding County Department by the use of hydrant meters or by using engineering pipe calculations for determining the usage in water line flushing, culvert cleaning, fire fighting and training, and any other usage not individually metered in accordance with the AWWA Manual 36 - Water Audits and Loss Control Programs Manual of Water Supply Practices.

**ARTICLE V**  
**EXTRATERRITORIAL WATER SALES BY CITY**

The City has entered into written water supply agreements with jurisdictions outside of Spalding County under which treated drinking water is sold, at wholesale rates, to supply such jurisdiction(s) public water system on a requirements basis; the City contemplates it may enter into similar contracts in the future with other water systems outside of Spalding County. To facilitate such sales, the Authority agrees and consents that the City shall have the right to sell treated drinking water to wholesale customers, pursuant to water supply agreements, outside of Spalding County, by distribution through lines of the Spalding County Water & Sewerage Facilities Authority Water System to an agreed metering point or points on or near the Spalding County boundary, and shall pay to the Authority a transmission fee of 2.0% of the sales value for the metered water for the use of its lines. To the extent necessary for the City to satisfy the requirements and meet the terms of such contracts, the Authority recognizes that the term of such contracts may extend beyond the stated fifteen (15) year term of this Agreement. It is therefore agreed that for the purposes of this Article alone, the Parties shall enter into separate written agreements for the transmission of water which may continue for a longer term than provided in this Agreement.

**ARTICLE VI**  
**OPERATION OF THE SPALDING COUNTY WATER AND SEWERAGE**  
**FACILITIES AUTHORITY WATER SYSTEM**

(a) Throughout the term of this Agreement, the City shall operate and maintain the Spalding County Water & Sewerage Facilities Authority Water System and said system shall remain interconnected with the City Water System in order that both may be operated as an integral system. The Authority shall be responsible to obtain and maintain at all times a proper permit from the Georgia Department of Natural Resources, Environmental Protection Division (hereafter referred to as “Georgia EPD”), to operate a water distribution system and shall meet all applicable laws and regulations pertaining thereto; the City shall coordinate and cooperate with the Authority in this regard.

(b) If it should ever be determined by both governing bodies of the parties that it is in the mutual best interest of the parties to disconnect the systems, the cost of disconnection shall be borne equally by the City and Authority; however, each party shall bear their own cost to reconfigure their respective systems.

(c) As used in this Article, the term “operate and maintain” shall not require the City to extend, relocate, make major repairs to, replacement of, or upgrade any facilities of the Spalding County Water & Sewerage Facilities Authority Water System, including water lines that have become unserviceable due to age or physical obsolescence, or where existing lines are insufficient to meet present or future requirements and customer demand. The Authority shall maintain and repair or replace all its elevated water tanks, at no cost to the City. The Authority shall install, at their own expense, tanks, booster pumps and chlorine injector stations, at no cost to the City, as required by the City’s current water model as amended , from time to time; the City shall operate and maintain these booster

pumps and chlorine injector stations in accordance with permit requirements for residual chlorination of the system. The parties shall refrain from operating their tanks, pumps, valves and other components of their respective systems in a manner that interferes with or adversely affects the level of service on the other party's system. Electricity costs required to operate chlorine booster stations, water tanks, and booster pumps will be borne by the City and reflected in the annual water rate (Exhibit "A").

(d) As feasible in accordance with standard industry practices and permit requirements, maintenance shall be routinely scheduled and undertaken by the City to keep the Spalding County Water & Sewerage Facilities Authority Water System in good operating condition and repair, reasonable wear and tear excepted. Major repairs and/or replacement of facilities, including water line replacements in excess of 250 linear feet, water tanks, booster pumps, and chlorine booster stations, shall be jointly planned, based upon the Water Model and recommendations made by the parties' consulting engineers in accordance with sound engineering principles. As required, the parties shall coordinate the submission of plans for major repairs or replacements to Georgia EPD for its approval. In the event of an emergency causing a major repair/replacement to the Spalding County Water & Sewerage Facilities Water System, the City shall contact the appropriate representative of the Spalding County Water & Sewerage Facilities Authority to inform them of the emergency and may initiate the repair to the point of stabilizing the condition of the system, with its costs to be reimbursed by the Authority. The cost of such major repairs or replacements shall be the sole responsibility of the Authority.

(e) Extensions to the Spalding County Water & Sewerage Facilities Authority Water System shall be performed either by a licensed utility contractor, whose reliability

and experience is known to the parties, engaged through a competitive bidding process, or by the Authority's own water department personnel; provided, however, all extensions shall conform to engineering design plans and specifications prepared by a licensed professional engineer and approved by Georgia EPD. All new extensions shall be pressure-tested and chlorinated prior to acceptance by the Authority, warranted by the contractor for not less than two (2) years from date of acceptance, and secured by a proper maintenance bond issued by a commercial surety licensed in Georgia or cash bond. If the extension was performed by the Authority, the Authority shall be solely responsible for any cost of repair and/or replacement during the first year from date of completion. As-built scaled drawings, prepared by a professional engineer licensed in the State of Georgia, shall be furnished to the City, in digital format, within 30 days of final installation and acceptance of any extension. The parties agree that all future extensions to the Spalding County Water & Sewerage Facilities Authority Water System shall be planned and constructed in a manner compatible with the operation of the Authority/City Water System while said systems remain integrally connected. The City agrees to update its Water Model to integrate any new development in the County and all future extensions to the Authority's Water System. The Authority would be responsible for the actual cost of any update to the Water Model.

(f) During the term of this Agreement, the City shall read all customer meters on the Spalding County Water & Sewerage Facilities Authority Water System on not less than a monthly basis, and shall bill all such customers on a monthly basis, with the bills based on the customer's actual monthly water consumption at prevailing rates established by the Authority. Such statements may be separate or rendered by the City with charges

for other utility services delivered to the customer by the City. Monthly, the City shall remit to the Authority all sums collected from customers of the Spalding County Water & Sewerage Facilities Authority Water System, less deduction for sums payable to the City for water sold under this contract. The City shall furnish at least monthly to the Authority a complete and accurate accounting of all billings made, showing therein the current status of payments and collections, and other pertinent financial information. City collection policies and practices, including cut-off policies, shall be used exclusively in dealing with customers of the Spalding County Water & Sewerage Facilities Authority Water System, up to the point at which the City deems an account to be uncollectible without resort to litigation, in which event information will be furnished to the Authority in order that appropriate collection proceedings may be filed. To the extent necessary and desirable, the Authority agrees to adopt the same policies and procedures administered by the City and to designate therein the City as its agent for billing and collection purposes. Upon reasonable request, the City will cooperate fully with the Authority to assist in any customer dispute arising out of the City's operation of the Spalding County Water & Sewerage Facilities Authority Water System. In addition, thereto, the City will perform all "utility locates" for and on behalf of the Authority at no cost to the Authority.

(g) The Authority shall adopt such reasonable rules, policies, and procedures as are required by law or regulation, , governing connection requirements, water conservation practices, drought restrictions, cross-connection prohibitions, minimum standard plumbing (construction) codes and similar matters necessary or appropriate to facilitate the City's operation of the Spalding County Water & Sewerage Facilities Authority Water System. In addition thereto, the Authority shall use their best efforts to diligently enforce AWWA

(American Water Works Association) standards governing customer connections to the Spalding County Water & Sewerage Facilities Authority Water System, including policies requiring connection by potential customers accessible to the system, prosecution of theft of utility services, and to report immediately to the City and/or to Georgia EPD any facts known or believed to constitute a violation thereof.

(h) In addition, the Authority shall adopt in its regulations and policies requiring new developments, subdivisions, and industries locating within unincorporated Spalding County to access the Spalding County Water & Sewerage Facilities Authority Water System in lieu of alternatives, such as private water systems and groundwater drinking wells, as their drinking water source. Coordinated planning of water needs between the Authority and City to promote growth on the parties' systems is encouraged; it shall be the responsibility of the Authority to notify the City, as far in advance as possible, of any prospective water customer having requirements of 100,000 gallons or more, per day average and the City will update its Water Model to incorporate this new development. The Authority would be responsible for the actual cost of any update to the Water Model.

## **ARTICLE VII**

### **BREACH AND EXCLUSIVE REMEDY**

In consideration of the unique relationship herein established, the parties agree that in the event of any alleged breach by any party or a dispute giving rise to an anticipated breach of future performance, the exclusive judicial remedy available to the parties shall be Injunction and Complaint for Declaratory Judgment, filed in the Superior Court of Spalding County, Georgia. In the event the Court finds this Agreement to be in breach, specific performance shall be ordered against the non-performing party or parties as the exclusive remedy therefor, together with award of attorney's fees and litigation costs to the

non-breaching party. To the extent allowed by law, the parties further agree that should such an action be filed, the filing party shall be entitled to petition said court for expedited handling, which the other parties will not unreasonably oppose; expedited handling may include shortening the time normally allowed for response, discovery and trial. Upon filing of such action, the parties agree to consent to imposition of interlocutory injunction to maintain the status quo pending the outcome of the proceeding. Furthermore, the parties hereby consent, in the discretion of the trial judge, to the appointment of a neutral person, acceptable to all parties, to serve as a Special Master on issues of fact in lieu of fact-finding to be conducted by a jury. In the event the Court declines to appoint a Special Master, the parties consent to a bench trial, as opposed to a trial by jury, with the Court being the sole finder of fact and determiner of law. The parties agree that should any judicial proceeding be filed, it is in their mutual best interest, and the Court should accept that any dispute be resolved equitably giving primary consideration to the enforcement of this Agreement for its full term.

#### **ARTICLE IX**

#### **TRANSFER OF WATERLINE OWNERSHIP IN ANNEXED AREAS**

The 1995 Agreement provided for customers on the Spalding County Water & Sewerage Facilities Authority Water System in areas previously annexed by the City to be transferred to the City Water System (area shown in “yellow” on attached Exhibit “C” which by reference is incorporated herein) and for the City to take ownership of the waterlines serving those customers to become a portion of the City Water System (1995 customer list attached as Exhibit “D”). Simultaneously, the City agreed and quit-claimed to the Authority the right to serve those customers shown in “blue” on Exhibit “C”, with waterlines serving those areas to become a portion of the Spalding County Water &



Sewerage Facilities Authority Water System. The City retained the right to serve those customers in areas shown in “pink” on Exhibit “C”.

Upon future annexations by the City, occurring on or after the effective date of this Agreement, prior to final action upon an annexation ordinance or petition by a property owner to be annexed into the City, the City shall furnish notice of the proposed action to the Authority, who shall within ten (10) days of receipt of such notice, give the City written notice of any existing water distribution facilities within the area proposed to be annexed. This notice shall quantify, by units, the length, size and type of waterpipe, and original construction cost, comprising the Spalding County Water & Sewerage Facilities Authority Water System facilities within the proposed area to be annexed. The Authority shall also furnish the date(s) of construction of the existing facilities. The City shall pay an amount equal to the fair market value of the waterlines or facility as of the effective date of annexation. The parties agree that fair market value shall be the replacement cost, to include labor costs, less straight-line depreciation, using a 50 year useful life for all existing components, except water meters whose useful life shall be 10 years

In acting upon an annexation, the City may pay to the Authority the depreciated replacement cost as determined above and take title to and possession of the facilities affected. Otherwise, the City shall notify the Authority, in writing, that the annexation is not conditioned upon the purchase of affected facilities; provided, however, once the right to purchase facilities from the Authority is rejected, the City shall have no future right to insist upon their sale at a later date. Upon the effective date of the annexation and the receipt of payment for the annexed facilities by the Authority, the right to serve customers affected and the obligations attached thereto, shall transfer to the City, including any

changes in the then-prevailing rates to customers, and those customers shall thereafter be customers of the City Water System.

If the parties dispute the depreciated replacement cost as determined herein, the parties shall submit the issue for resolution by an impartial professional engineer, licensed in the State of Georgia, whose decision shall be binding.

## **ARTICLE IX**

### **INSURANCE, INDEMNIFICATION AND HOLD HARMLESS**

Each party covenants that it shall procure and maintain throughout the term of this Agreement a policy of comprehensive liability insurance coverage (or its equivalence through either a program of self-insurance or by participation in an interlocal risk management agency) in an amount not less than \$1,000,000.00 per occurrence, minimum aggregate \$2,000,000.00, in as broad a form as possible to cover risks normally associated with ownership and operation of a water distribution system (including, if available, products liability protection, coverage for claims arising out of or in any way connected with any loss or losses resulting from a failure to supply or maintain without interruption water in sufficient supply to customers, and pollution hazard), providing the entity with a defense and payment of resulting legal judgments from claims reasonably anticipated or risks likely foreseeable to occur out of the duties and responsibility herein undertaken.

In the event a claim is made against the Authority arising out of or resulting from a failure by the City to perform its obligations under this Agreement, or the negligent performance thereof, the City, to the extent allowed by law, shall indemnify and hold the Authority harmless from such claim, demand or suit. If a claim, demand or suit is made against the City arising out of or resulting from a failure by the Authority to perform its obligations under this Agreement, or the negligent performance thereof, the Authority, to

the extent allowed by law, agrees to indemnify and hold the City harmless from such claim, demand or suit. The provisions of this Article are intended to cover defense of administrative enforcement or regulatory actions brought by Federal or State agencies against either party, including alleged violations of permits held by the parties.

**ARTICLE X**  
**EXECUTION, MODIFICATION, TERMINATION OF PRIOR AGREEMENTS**

(a) This Agreement shall be executed in two (2) original counterparts by all parties and a fully-executed original shall be spread upon the Minutes of the governing body of each party. An exemplified copy by the Secretary, Clerk, or other records custodian of a party, shall be fully admissible in lieu of the original in any legal proceeding in which the existence, authenticity, interpretation, or enforceability of this Agreement is in issue.

(b) No modification or amendment of this Agreement shall be effective unless in writing, approved by all parties, executed by their duly-authorized officers, and spread upon the Minutes of the parties' governing body. It is the intention of the parties that this writing represents the full, complete and final understanding and agreement of the parties as to all substantive matters addressed herein, and no further negotiations, amendments or modifications are contemplated at the time of execution hereof. Future amendments should be limited to matters of material significance affecting the relationship herein established, giving as broad interpretation as possible to the spirit and intent of this Agreement when resolving any conflicts that may arise hereunder.

(c) For purposes of interpretation, all terms used in this Agreement shall have their common and usual meaning or significance, unless such term is a term of art within a professional field or industry, trade, or profession, such as professional engineering or the drinking water industry, in which event it shall have such technical meaning as may be

assigned thereto. When statutes or regulations require specific acts to be performed, or dictate the manner of performance, such specifications shall be deemed the minimum standard governing such performance.

(d) By execution of this Agreement, to be effective April 1, 2020, the parties mutually agree that the 1995 Agreement is superseded and shall survive only for the purpose and until such time as all services, payments, and obligations thereunder have been fully performed. Services, payments and obligations incurred on or after April 1, 2020 shall be solely incurred pursuant to this Agreement and not the 1995 Agreement.

(e) Notices given pursuant to this Agreement shall be deemed delivered if either personally served upon and delivered, or if sent by certified U.S. Mail, return receipt requested, addressed as shown below, with adequate postage thereon:

To the City:                      City of Griffin  
One Griffin Center  
100 S. Hill Street  
P.O. Box T  
Griffin, GA 30224  
Attn: Chairperson

To the Authority:              Spalding County Water & Sewerage Facilities  
Authority  
119 East Solomon Street  
P O Box 1087  
Griffin, Georgia 30224  
Attn: Chairman

(f) Time is of the essence of this Agreement.

(g) The provisions of this Agreement are hereby deemed and declared to be severable. If any provision of this Agreement, or the application of any provision to any circumstance, is held to be unconstitutional, unenforceable, against public policy, or otherwise invalid, for any reason, the remaining terms, conditions, and obligations

contained herein shall not be affected thereby and this Agreement shall otherwise remain in full force and effect as valid, binding and enforceable.

**IN WITNESS WHEREOF**, the parties, acting through their duly authorized and empowered chairs of their respective governing bodies, as attested to by their respective clerks or secretaries, and to which their respective official seals have been affixed, have executed this Agreement, in triplicate originals, the day and year first above written.

**CITY OF GRIFFIN, GEORGIA**

By: \_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
Kenny L. Smith, Secretary

Approved as to form:

\_\_\_\_\_  
Andrew J. Whalen, III  
City Attorney

**SPALDING COUNTY WATER AND SEWERAGE AUTHORITY**

By: \_\_\_\_\_  
David Lamb, Chairman

Attest: \_\_\_\_\_  
William P. Wilson, Jr., Secretary

Approved as to form:

\_\_\_\_\_  
James R. Fortune, Jr., Attorney



## SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY

### Discussion of Griffin Regional Water System Total Revenue Stream

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**Requesting Agency**

Spalding County Water Authority

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**Requested Action**

Discussion of Griffin Regional Water System Total Revenue Stream over the past two decades-Dr. Brant Keller, City of Griffin Director of Public Works and Wastewater

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**Requirement for Board Action**

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**Is this Item Goal Related?**

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**Summary and Background**

---

**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

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**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Water Budget History 2008-2020	7/15/2020	Backup Material

Year- Budget	Water Budgeted Year													
	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	
Revenue	\$ 10,959,588	\$ 10,874,057	\$ 11,306,259	\$ 12,070,480	\$ 12,243,075	\$ 12,882,672	\$ 12,936,778	\$ 12,928,511	\$ 13,224,695	\$ 14,549,059	\$ 14,898,000	\$ 15,479,607	\$ 15,841,083	
Expense	\$ 11,346,190	\$ 11,419,789	\$ 11,982,533	\$ 10,509,635	\$ 11,164,075	\$ 11,236,414	\$ 11,830,807	\$ 12,473,939	\$ 12,836,187	\$ 13,442,290	\$ 14,288,859	\$ 14,918,528	\$ 15,408,099	
	\$ (386,602.00)	\$ (545,732.00)	\$ (676,274.00)	\$ 1,560,844.80	\$ 1,078,999.80	\$ 1,646,258.55	\$ 1,105,970.76	\$ 454,572.02	\$ 388,508.43	\$ 1,106,768.90	\$ 609,141.45	\$ 561,078.82	\$ 432,984.08	

NOTE: 2008 Debt for Still Branch started



## SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY Consider Approval of Recommended FY 2021 SCWA Budget

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**Requesting Agency**

Spalding County Water Authority

---

**Requested Action**

Consider approval of the recommended FY 2021 Budget Revenues and Expenses

---

**Requirement for Board Action**

---

**Is this Item Goal Related?**

---

**Summary and Background**

---

**Fiscal Impact / Funding Source**

---

**STAFF RECOMMENDATION**

Approval

---

**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> SCWSFA FY Recommended Budget	7/17/2020	Backup Material



**ANNUAL BUDGET ESTIMATE - ALL**  
Amended - 2020-2021

SPALDING COUNTY BOC  
FY 2019-2020

Account	2018 - 2019	2019 - 2020	6/30/2020	2019 - 2020		2020 - 2021		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>Department: 0000</b>								
<b>Revenue</b>								
505-0000-300000		3,146.00			100			194,781.00
Fund Balance Appropriated								
505-0000-344210	8,563,650.00	8,889,020.00	8,984,547.00		-1			8,889,020.00
Water Revenue								
505-0000-344225								
Sewer Inspection Fees								
505-0000-344250	336,865.00	300,000.00	213,980.00		29			225,000.00
Water Tap Fees								
505-0000-344255	31,133.00	33,000.00	32,932.00		0			33,000.00
Sewerage Charges								
505-0000-344290								
Special Projects Fees								
505-0000-361100								
Interest - Operating Acct								
505-0000-361103								
Water Depreciation Resv								
505-0000-361154	12,425.00		22,755.00					25,000.00
Interest - Money Market Account								
505-0000-361500								
Construction Fund								

**ANNUAL BUDGET ESTIMATE - ALL**  
Amended - 2020-2021

SPALDING COUNTY BOC  
FY 2019-2020

Account	2018 - 2019	2019 - 2020	6/30/2020	2019 - 2020		2020 - 2021		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
505-0000-361800 Interest - Sinking Fund	8,781.00		10,185.00					
505-0000-361810 Interest - Debt Serv Fund								
505-0000-371100 Contributions & Donations								
505-0000-389100 Cash Over And Short								
505-0000-389200 Insurance Refund/Dividend								
505-0000-389500 Employee Insurance Pmt								
505-0000-389900 Other Revenues			500.00					
505-0000-391110 Operating Transfer In			82,916.00					
505-0000-393600 Gma/Accg Cap Lease Pool								
<b>Total Revenue</b>	<b>\$8,952,854.00</b>	<b>\$9,225,166.00</b>	<b>\$9,347,815.00</b>			<b>\$9,496,002.00</b>	<b>\$9,366,801.00</b>	<b>\$9,366,801.00</b>
<b>Total Expenditure</b>								
<b>Net</b>	<b>\$8,952,854.00</b>	<b>\$9,225,166.00</b>	<b>\$9,347,815.00</b>			<b>\$9,496,002.00</b>	<b>\$9,366,801.00</b>	<b>\$9,366,801.00</b>
<b>Department: 4330 Wastewater Department</b>								
<b>Expenditure</b>								

**ANNUAL BUDGET ESTIMATE - ALL**  
Amended - 2020-2021

SPALDING COUNTY BOC  
FY 2019-2020

Account	2018 - 2019	2019 - 2020	6/30/2020	2019 - 2020		2020 - 2021		Approved
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	
505-4330-511100 Regular Employees	37,072.00	37,448.00	37,482.00		0			38,946.00
505-4330-511300 Overtime	787.00	1,000.00	229.00		77			500.00
505-4330-512100 Group Insurance	13,152.00	12,449.00	15,454.00		-24			12,453.00
505-4330-512200 Fica Taxes	2,458.00	2,941.00	2,321.00		21			3,018.00
505-4330-512400 Retirement Contribution	3,219.00	5,430.00	4,019.00		26			5,647.00
505-4330-512700 Workers Compensation		756.00			100			778.00
505-4330-521220 Employee Physical Exam		80.00			100			80.00
505-4330-521280 Consulting Engineers	153,749.00	200,000.00	144,436.00		28			200,000.00
505-4330-522205 Springs Wwtp Maintenance	24,327.00	30,000.00	54,389.00		-81			159,000.00
505-4330-522210 Radio Equipment Maintenance	192.00	192.00	192.00					192.00
505-4330-522225 Computer Equip Maint	618.00	618.00	618.00					1,200.00
505-4330-522226 Software Maintenance		264.00	308.00		-17			264.00

**ANNUAL BUDGET ESTIMATE - ALL**  
Amended - 2020-2021

SPALDING COUNTY BOC  
FY 2019-2020

Account	2018 - 2019	2019 - 2020	6/30/2020	2019 - 2020		2020 - 2021		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
505-4330-522230 Other Equipment Maint								
505-4330-522240 Building Maintenance	56,720.00	3,000.00	1,320.00		56			5,000.00
505-4330-522280 Auto And Truck Maint		1,000.00			100			1,000.00
505-4330-523210 Telephone								
505-4330-523220 Postage	829.00	1,200.00	464.00		61			1,200.00
505-4330-523230 Internet Services		456.00			100			480.00
505-4330-523500 Travel		200.00			100			200.00
505-4330-523700 Education And Training	150.00	500.00	100.00		80			500.00
505-4330-523720 Post Recertification								
505-4330-523800 Licenses	65.00	100.00			100			100.00
505-4330-529000 Other Contr Services	7,846.00	14,000.00	35,455.00		-153			14,000.00
505-4330-531100 Office Supplies	40.00	50.00	33.00		34			50.00

**ANNUAL BUDGET ESTIMATE - ALL**  
Amended - 2020-2021

SPALDING COUNTY BOC  
FY 2019-2020

Account	2018 - 2019	2019 - 2020	6/30/2020	2019 - 2020		2020 - 2021		Approved
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	
505-4330-531150 Auto & Truck Tires								
505-4330-531210 Water	742.00	1,000.00	712.00		29			1,000.00
505-4330-531215 Sewerage	540.00	540.00	562.00		-4			565.00
505-4330-531230 Electricity	43,593.00	55,000.00	27,000.00		51			40,000.00
505-4330-531270 Gasoline	1,549.00	1,500.00	1,231.00		18			1,500.00
505-4330-531600 Small Equipment		1,250.00	1,448.00		-16			
505-4330-531700 Departmental Supplies	14,662.00	14,000.00	6,140.00		56			14,000.00
505-4330-531720 Uniforms And Clothing	130.00	250.00	130.00		48			250.00
505-4330-541200 Site Improvements								
505-4330-541410 Springs Wwtp								
505-4330-542100 Machinery And Equipment								
505-4330-549808 Cdbg Grant Dundee Village Ph1			115,342.00					



**ANNUAL BUDGET ESTIMATE - ALL**  
Amended - 2020-2021

SPALDING COUNTY BOC  
FY 2019-2020

Account	2018 - 2019	2019 - 2020	6/30/2020	2019 - 2020		2020 - 2021		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
505-4330-551000 Indirect Cost Allocations								
505-4330-579105 Health Reimbursement Account								
505-4330-579800 Highland Mill Cdbg Grant								
505-4330-579805 Cdbg Grant Springs Wwtp	11,000.00	25,000.00			100			
505-4330-579900 Other	27.00		10.00					
<b>Total Revenue</b>								
<b>Total Expenditure</b>	<b>\$373,467.00</b>	<b>\$410,224.00</b>	<b>\$449,395.00</b>			<b>\$497,417.00</b>	<b>\$501,923.00</b>	<b>\$501,923.00</b>
<b>Net</b>	<b>-\$373,467.00</b>	<b>-\$410,224.00</b>	<b>-\$449,395.00</b>			<b>-\$497,417.00</b>	<b>-\$501,923.00</b>	<b>-\$501,923.00</b>
<b>Department: 4400 Water Department</b>								
<b>Expenditure</b>								
505-4400-511100 Regular Employees	193,285.00	196,001.00	191,576.00		2			198,669.00
505-4400-511300 Overtime	14.00	250.00	12.00		95			250.00
505-4400-512100 Group Insurance	34,526.00	49,861.00	40,571.00		19			49,874.00
505-4400-512200 Fica Taxes	13,956.00	15,013.00	13,636.00		9			15,217.00

**ANNUAL BUDGET ESTIMATE - ALL**  
Amended - 2020-2021

SPALDING COUNTY BOC  
FY 2019-2020

Account	2018 - 2019	2019 - 2020	6/30/2020	2019 - 2020		2020 - 2021		Approved
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	
505-4400-512400 Retirement Contribution	16,337.00	28,420.00	21,038.00		26			28,807.00
505-4400-512600 Unemployment Insurance								
505-4400-512700 Workers Compensation		11,495.00			100			10,473.00
505-4400-521210 Legal Fees	4,713.00	50,000.00	7,981.00		84			25,000.00
505-4400-521220 Employee Physical Exam		300.00			100			240.00
505-4400-521280 Consulting Engineers	346,940.00	250,000.00	276,977.00		-11			350,000.00
505-4400-522150 Pest Control								
505-4400-522210 Radio Equipment Maint	768.00	960.00	768.00		20			768.00
505-4400-522220 Office Equipment Maint								
505-4400-522225 Computer Equip Maint	1,854.00	1,854.00	1,854.00					6,000.00
505-4400-522226 Software Maintenance	790.00	1,054.00	966.00		8			911.00
505-4400-522230 Other Equipment Maint			77,190.00					

**ANNUAL BUDGET ESTIMATE - ALL**  
Amended - 2020-2021

SPALDING COUNTY BOC  
FY 2019-2020

Account	2018 - 2019	2019 - 2020	6/30/2020	2019 - 2020		2020 - 2021		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
505-4400-522240 Building Maintenance	1,158.00	4,500.00	1,678.00		63			129,000.00
505-4400-522250 Heavy Equip Maintenance	1,081.00	5,000.00	2,721.00		46			5,000.00
505-4400-522255 Water Tank Maintenance								
505-4400-522280 Auto And Truck Maint	4,351.00	3,500.00	1,910.00		45			3,500.00
505-4400-522300 Rentals								
505-4400-523110 General Liability Ins	8,831.00	10,000.00	13,319.00		-33			15,000.00
505-4400-523130 Vehicle Ins	16,595.00	17,500.00	10,672.00		39			15,500.00
505-4400-523140 Building And Contents Ins	7,958.00	10,000.00	4,701.00		53			10,000.00
505-4400-523170 Mobile Equipment Ins								
505-4400-523210 Telephone	1,715.00	1,850.00	1,661.00		10			1,260.00
505-4400-523220 Postage	116.00	100.00	734.00		-634			150.00
505-4400-523230 Internet Services	934.00	935.00	934.00		0			935.00



**ANNUAL BUDGET ESTIMATE - ALL**  
Amended - 2020-2021

SPALDING COUNTY BOC  
FY 2019-2020

Account	2018 - 2019	2019 - 2020	6/30/2020	2019 - 2020		2020 - 2021		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
505-4400-523300 Advertising		500.00	450.00		10			
505-4400-523500 Travel	701.00	1,000.00	1,786.00		-79			1,200.00
505-4400-523600 Dues & Subscriptions	489.00	700.00	877.00		-25			700.00
505-4400-523700 Education And Training	890.00	1,500.00	824.00		45			1,500.00
505-4400-523720 Post Recertification								
505-4400-523800 Licenses	65.00							
505-4400-528000 Cost Of Water	5,103,514.00	5,764,000.00	5,553,933.00		4			5,716,000.00
505-4400-529000 Other Contr Services	105,348.00	100,000.00	133,347.00		-33			101,200.00
505-4400-531100 Office Supplies	430.00	400.00	87.00		78			250.00
505-4400-531150 Auto & Truck Tires	548.00	1,000.00	1,256.00		-26			1,000.00
505-4400-531155 Auto & Truck Batteries		750.00			100			750.00
505-4400-531160 Auto & Truck Supplies								

**ANNUAL BUDGET ESTIMATE - ALL**  
Amended - 2020-2021

SPALDING COUNTY BOC  
FY 2019-2020

Account	2018 - 2019	2019 - 2020	6/30/2020	2019 - 2020		2020 - 2021		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
505-4400-531210 Water	1,124.00	1,400.00	907.00		35			1,100.00
505-4400-531215 Sewerage	1,070.00	1,500.00	881.00		41			1,200.00
505-4400-531220 Natural Gas	968.00	1,200.00	993.00		17			1,200.00
505-4400-531230 Electricity	12,283.00	14,000.00	10,894.00		22			14,000.00
505-4400-531270 Gasoline	8,935.00	10,000.00	6,313.00		37			10,000.00
505-4400-531280 Stormwater								
505-4400-531600 Small Equipment		2,000.00			100			6,500.00
505-4400-531700 Departmental Supplies	1,167.00	3,000.00	1,387.00		54			1,500.00
505-4400-531720 Uniforms And Clothing	626.00	1,250.00	286.00		77			1,250.00
505-4400-531755 Shop Supplies	308.00	1,000.00	823.00		18			1,000.00
505-4400-532000 Water Tap Supplies	158,829.00	200,000.00	73,214.00		63			200,000.00
505-4400-532050 Fire Hydrant Supplies	80,900.00	100,000.00			100			100,000.00

**ANNUAL BUDGET ESTIMATE - ALL**  
Amended - 2020-2021

SPALDING COUNTY BOC  
FY 2019-2020

Account	2018 - 2019	2019 - 2020	6/30/2020	2019 - 2020		2020 - 2021		Approved
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	
505-4400-541300 Buildings								
505-4400-541400 Water Line Extensions								
505-4400-541405 Sewer Line Extensions								
505-4400-541420 Water Line Relocations		400,000.00	798.00		100			350,000.00
505-4400-541440 Special Projects								
505-4400-541450 Birdie Rd Sewer Project								
505-4400-542100 Machinery & Equipment			17,480.00					
505-4400-542200 Vehicles		150,000.00	271,757.00		-81			50,000.00
505-4400-542300 Furniture & Fixtures								
505-4400-551000 Indirect Cost Allocations	59,984.00	59,984.00	59,984.00					59,984.00
505-4400-561000 Depreciation	730,956.00	194,465.00	194,465.00					194,465.00
505-4400-562000 Amortization								

**ANNUAL BUDGET ESTIMATE - ALL**  
Amended - 2020-2021

SPALDING COUNTY BOC  
FY 2019-2020

Account	2018 - 2019	2019 - 2020	6/30/2020	2019 - 2020		2020 - 2021		Approved
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	
505-4400-563000 Bond Issuance Costs								
505-4400-579105 Health Reimbursement Account								
505-4400-579896 Springs Wwtp								
505-4400-579897 2008 Water Bond Issue								
505-4400-579900 Other	1,020.00		72.00					
505-4400-579905 Employee Incentive Awards								
505-4400-579950 Contribution To Reserves								
505-4400-579990 Loss On Disposal-Assets								
505-4400-581100 Bond Principal Payment								
505-4400-581105 Bond Principal 2008		695,000.00			100			
505-4400-581110 Bond Principal 2015		115,000.00			100			880,000.00
505-4400-581200 Capital Lease - Principal								

**ANNUAL BUDGET ESTIMATE - ALL**  
Amended - 2020-2021

SPALDING COUNTY BOC  
FY 2019-2020

Account	2018 - 2019	2019 - 2020	6/30/2020	2019 - 2020		2020 - 2021		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
505-4400-582100								
Bond Interest Payment								
505-4400-582105	342,355.00	18,250.00	121,915.00		-568			
Bond Interest 2008								
505-4400-582110	226,811.00	313,450.00	1,164,110.00		-271			298,525.00
Bond Interest 2015								
505-4400-582200								
Capital Lease - Interest								
505-4400-583000	5,600.00	5,000.00	5,536.00		-11			5,000.00
Fiscal Agents Fees								
505-4400-611300								
Operating Transfer Out								
<b>Total Revenue</b>								
<b>Total Expenditure</b>	<b>\$7,500,843.00</b>	<b>\$8,814,942.00</b>	<b>\$8,295,274.00</b>			<b>\$8,998,585.00</b>	<b>\$8,864,878.00</b>	<b>\$8,864,878.00</b>
<b>Net</b>	<b>-\$7,500,843.00</b>	<b>-\$8,814,942.00</b>	<b>-\$8,295,274.00</b>			<b>-\$8,998,585.00</b>	<b>-\$8,864,878.00</b>	<b>-\$8,864,878.00</b>
<b>Report Total Revenue</b>	<b>\$8,952,854.00</b>	<b>\$9,225,166.00</b>	<b>\$9,347,815.00</b>			<b>\$9,496,002.00</b>	<b>\$9,366,801.00</b>	<b>\$9,366,801.00</b>
<b>Report Total Expenditure</b>	<b>\$7,874,310.00</b>	<b>\$9,225,166.00</b>	<b>\$8,744,669.00</b>			<b>\$9,496,002.00</b>	<b>\$9,366,801.00</b>	<b>\$9,366,801.00</b>
<b>Report Total Net</b>	<b>\$1,078,544.00</b>		<b>\$603,146.00</b>					



## SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY Review of COG Proposed Water Contract and Exhibits

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**Requesting Agency**

Spalding County Water Authority

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**Requested Action**

Review of the City of Griffin's proposed water sales agreement and exhibits.

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**Requirement for Board Action**

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**Is this Item Goal Related?**

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**Summary and Background**

The proposed contract utilizes the same rate calculation methods as in the current contract and changes the contract from a three party to a two party contract deleting the Board of Commissioners from the contract.

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION****ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> COG Proposed Water Sales Agreement	7/29/2020	Backup Material
<input type="checkbox"/> Exhibits A and B	7/29/2020	Backup Material
<input type="checkbox"/> Exhibit C	7/29/2020	Backup Material
<input type="checkbox"/> Exhibit D	7/29/2020	Backup Material

STATE OF GEORGIA,  
COUNTY OF SPALDING.

**WATER SALES AGREEMENT  
AND INTERGOVERNMENTAL AGREEMENT DEFINING THE  
RELATIONSHIP BETWEEN THE CITY OF GRIFFIN, GEORGIA,  
AND THE  
SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY**

**THIS AGREEMENT**, made and entered this \_\_\_\_ day of \_\_\_\_\_, 2020,  
by and between the CITY OF GRIFFIN, a Georgia municipal corporation (hereafter  
referred to as the “City”), and the SPALDING COUNTY WATER AND SEWERAGE  
FACILITIES AUTHORITY, a public corporation created by Georgia Laws 1982, p.  
4987, and amended by Ga. Laws 1988, p. 4822 and Ga. Laws 1993, p. 4863 (hereafter  
referred to as the “Authority”; collectively, the City and Authority are referred to as the  
“Parties”), provides as follows:

**WHEREAS**, the City, pursuant to its Charter and general laws, is empowered to  
own, operate, extend, and maintain a system of water supply, treatment, and distribution  
lines within and without its municipal boundaries, and by virtue of such authority owns  
and operates both a retail system of water supply, treatment and distribution throughout  
said City, and in portions of unincorporated Spalding County, and owns and operates a  
wholesale system of water supply and production which currently serves various water  
distribution systems, including but not limited to the Authority Water System, the Coweta  
County Water System, municipal water systems in Pike County operated by the cities of  
Zebulon, Williamson and Concord, with occasional sales of treated drinking water to the  
counties of Butts and Lamar;



**WHEREAS**, the Parties and County of Spalding, on December 13, 1995, entered into a Water Sales Agreement and Intergovernmental Contract, commencing January 1, 1996 and terminating on December 31, 2020 (hereafter referred to as the “1995 Agreement”). Under the terms of said 1995 Agreement, there was to be no early termination unless the governing bodies of all parties first mutually agreed and resolved that termination was in the mutual best interest of all parties;

**WHEREAS**, by authorizing the approval and execution of this Agreement (hereafter referred to as “this Agreement”, or the “2021 Agreement”), the Parties, through their governing bodies, find and conclude it is in the mutual best interest of both parties hereto, to allow the 1995 Agreement to expire, effective at 12:00 p.m. on December 31, 2020, and to enter into a new Water Sales Contract, effective at 12:01 a.m. on January 1, 2021, for a twenty-five (25) year term to run through and to include December 31, 2045; and

**WHEREAS**, the Spalding County Water and Sewerage Facilities Authority is a public corporation created for the purpose of acquiring, constructing, equipping, maintaining and operating water supply, treatment, and distribution facilities within its statutorily defined special district, being comprised of unincorporated Spalding County, pursuant to which said Authority in 1987 undertook to operate the Spalding County Water System, now known and referred to herein as the “Authority Water System”. Under the original 1995 Agreement, the City served as the exclusive and sole provider of treated drinking water to the Authority Water System.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, WARRANTIES, AND PROMISES HEREIN MADE, THE**



**RECEIPT, ADEQUACY AND SUFFICIENCY OF WHICH ARE MUTUALLY  
ACKNOWLEDGED, THE PARTIES AGREE TO BE BOUND, EACH UNTO THE  
OTHER, AS FOLLOWS:**

**ARTICLE I  
LEGAL AUTHORITY**

This writing shall constitute a binding, legal contract, valid and enforceable against both parties whose signatures shall appear in execution thereof, in accordance with the terms and conditions hereinafter set forth, under the authority granted by Article IX, Section III, Paragraph I of the 1983 Constitution of the State of Georgia, known as the “Intergovernmental Agreements” clause. Payment obligations set forth and established herein shall constitute a general obligation of the party affected to which its full faith and credit is hereby pledged. Each of the Parties covenant that it legally exists, has the requisite legal authority to provide the services contracted, has adequate and ample legal authority to perform the services contracted or to contract for such services, has adequate fiscal capability and staffing to utilize and provide such services, and otherwise to do all things necessary, convenient, desirable and expedient to carry out and perform the obligations and responsibilities herein set forth, either expressly or by reasonable implication. Furthermore, for the term of this agreement, all Parties agree to exercise good faith and best efforts to adequately fund and carry out such undertakings, including expressly, but without limitation, the power to establish, levy and enforce collection of reasonable rates, fees and charges for the operation of its respective water supply, treatment and distribution system and the services contemplated by this agreement. The Parties further covenant and agree to cooperate fully with one another in the joint undertakings required to further the spirit and intent of the agreement herein

made, including defending this agreement as valid, binding and enforceable in any proceeding in which it may be in issue, including future bond validation proceedings filed by any party.

The Parties covenant and agree they have fully performed all conditions precedent to execution of this 2021 Agreement, including obtaining the requisite authority to approve and execute the agreement by resolution of their governing bodies, obtaining any required review and approval in advance of execution by any officer, attorney, or agent of the governing body, and by causing a fully executed original thereof, with the party's corporate seal affixed, to be spread upon the Minutes of the meeting at which approved. Any and all objections or defenses of a procedural or technical nature to the validity and authenticity of this Agreement, or its admissibility in any legal or administrative proceeding is hereby waived.

By entering into this agreement, the Parties agree that the City acquires no property rights or ownership interest in the facilities or water system of the Authority, and the Authority acquire no property rights or ownership interest in the facilities or water system of the City.

## **ARTICLE II**

### **TERM OF AGREEMENT**

This Agreement shall become effective at 12:01 a.m. on January 1, 2021 and shall terminate at Midnight on December 31, 2045; provided, however, notwithstanding the foregoing, for the purposes of Article VI, EXTRATERRITORIAL WATER SALES BY CITY, the term of the covenants made by the Authority therein shall run for a term coinciding with the longest water sales agreement between the City and a water system

operator outside of Authority, or for a term not to exceed fifty (50) years from the effective date of this Agreement, whichever is less. It is expressly agreed that there shall be no early termination of this Agreement during the term stated unless both Parties first mutually find and agree that termination of this 2021 Agreement would be in the mutual best interest of both parties. Unilateral notification of termination or intent to terminate from future performance of the obligations hereby imposed for the full term stated shall not be effective or binding.

### **ARTICLE III**

#### **SALE OF WATER TO AUTHORITY**

Throughout the term of this Agreement, the City will be the exclusive and sole provider of treated drinking water for the Authority Water System, and shall be obligated to furnish all treated water requirements of the Authority Water System, subject to written notice of substantiated additional demand as set forth herein, except for treated drinking water sold by the Henry County Water & Sewer Authority exclusively to serve that portion of the Heron Bay Subdivision located in the Authority's service area, as authorized by the Water Master Plan 2010-2050, heretofore adopted by the Parties and Spalding County.

In order to establish objectively the Authority's water supply needs, the parties agree to jointly plan future needs of the Authority Water System, including (a) adoption of a timetable reflecting anticipated increased demands, and (b) periodic updates no less than twice annually for the purpose of establishing the projected needs for water supply, system maintenance, and capital improvements. If the City is unable to perform its water supply obligations under this agreement for more than 90 days following written notice

of increased demand by the Authority, the Authority is free to negotiate with an outside water supplier for its purchase for the amount required by the Authority that the City is unable to provide.

#### **ARTICLE IV** **SALES PRICE**

(a) The Authority agrees to pay the City for all water purchased for use by the Authority Water System, based upon the reading of meters as hereinafter set forth, pursuant to the pricing formula attached hereto as Exhibit “A”, which by reference is incorporated herein and made a part hereof. For illustrative purposes, attached hereto as Exhibit “B” is a *pro forma* example calculating the rate for water sold during 2019.

(b) Future rate adjustments shall be made annually, effective as of January 1 of the ensuing calendar year, based upon the most recent fiscal year-end audit of the City; in the event audited financial data is unavailable to impose new rates by January 1, not less than 30 days notice of the new rate shall be given, in writing, to the Authority, stating the date on which the new rate shall become effective.

(c) During and throughout the term of this Agreement, all water customers connected onto the Authority Water System shall be individually metered. Temporary customers shall be issued meters by the City on the same terms and conditions as its temporary customer policy provides. The parties acknowledge that some “unmetered water use” may occur, for main breaks, fire-fighting, construction of system improvements, and flushing hydrants for system maintenance. The Authority shall estimate its amount of unmetered water loss monthly and report to the City, in writing, for compliance with the State Water Plan. The parties agree to take all reasonable and

necessary measures to prevent unauthorized water use, including as necessary prosecution of violators for theft of utilities. The parties further agree that no customer of the Authority shall be entitled to receive non-billed water from the Authority Water System.

**ARTICLE V**  
**AGREEMENT NOT TO COMPETE**

The Authority agrees that during the term of this agreement the Authority shall purchase all treated drinking water requirements for the Authority Water System exclusively from the City. As further consideration for this Agreement, the City covenants not to serve any customers within unincorporated Spalding County outside its municipal limits, in competition with the Authority Water System; provided, the City shall retain those customers, and the right to exclusively serve customers on water distribution lines of the City in unincorporated Spalding County, now existing or as hereafter replaced, as shown in “pink” and described on the map attached hereto as Exhibit “C”, which is incorporated herein by reference and made a part hereof. In exchange therefor, the Authority covenants not to compete against the City for the right to serve any customers within the service areas delineated as City service areas on Exhibit “C”, unless consented to, in writing, by the City. City-owned facilities located in unincorporated Spalding County, outside of delineated City service areas shown on Exhibit “C”, shall be served and billed as customers of the City. The Parties agree the City’s Industrial Water rates to be most competitive in attracting industry to locate within Spalding County. Industries located in unincorporated Spalding County will be deemed City water customers, regardless of actual location, and billed at City rates. For purposes of this Agreement, an “industry” shall be defined as any water customer using a minimum daily average of 100,000 gallons.

**ARTICLE VI**  
**EXTRATERRITORIAL WATER SALES BY CITY**

The City has entered into written water supply agreements with jurisdictions outside of the Authority's service area under which treated drinking water is sold, at wholesale rates, to supply such jurisdiction(s) public water system on a requirements basis; the City contemplates it may enter into similar contracts in the future with other water systems outside of Authority. To facilitate such sales, the Authority agrees and consents that the City shall have the right to sell treated drinking water to wholesale customers, pursuant to water supply agreements, outside of Authority, by distribution through lines of the Authority Water System to an agreed metering point or points on or near the Authority boundary, at no charge to the City. The City agrees to pay a 1.0% transmission fee for water supplied to additional wholesale customers, supplied through Authority water mains. To the extent necessary for the City to satisfy the requirements and meet the terms of such contracts, the Authority recognizes that the term of such contracts may extend beyond the stated twenty-five (25) year term of this Agreement. It is therefore agreed that for the purposes of this Article alone, the provisions hereof shall survive the general term stated in Article II and shall continue for an indefinite period coinciding with the term of the longest outstanding water supply agreement, and any renewal or extension thereof, or fifty (50) years from the effective date of this 2021 Agreement, whichever is less.

**ARTICLE VII**  
**OPERATION OF THE AUTHORITY WATER SYSTEM**

(a) Throughout the term of this Agreement, the City shall operate and maintain the Authority Water System and said system shall remain interconnected with the City Water System in order that both may be operated as an "INTEGRAL SYSTEM". The Authority shall be responsible to obtain and maintain at all times a proper permit from the Georgia Department of Natural Resources, Environmental Protection Division (hereafter referred to as "Georgia EPD"), to operate a water distribution system and shall meet all applicable laws and regulations pertaining thereto; the City shall coordinate and cooperate with the Authority in this regard.

(b) If it should ever be determined by both of the Parties that it is in the mutual best interest of the Parties to disconnect the systems, the cost of disconnection shall be borne equally by the City and Authority; however, each party shall bear their own cost to reconfigure their respective systems. In the event of disconnection, a meter or series of meters shall be installed at one or more disconnection points at Authority expense, with the City having full access to read, maintain, calibrate, and repair such meters; any cost of calibration or meter replacement shall be billed by the City to the Authority in the event of disconnection, and the City shall cease its operation of the Authority Water System; provided, however, the Authority will continue to purchase treated drinking water from the City with the pricing formula adjusted to reflect elimination of the City's services related to system operations.

(c) As used in this Article, the term "operate and maintain" shall not require the City to extend, relocate, make major repairs to, replacement of, or upgrade any

facilities of the Authority Water System, including water lines that have become unserviceable due to age or physical obsolescence, or where existing lines are insufficient to meet present or future requirements and customer demand. The Authority shall maintain and repair or replace all of its elevated water tanks and booster pumps, at no cost to the City. The Authority shall install, at their own expense, chlorine injector stations, as recommended by the City, from time to time; the City shall operate and maintain these chlorine injector stations in accordance with permit requirements for residual chlorination of the system. The parties shall refrain from operating their tanks, pumps, valves and other components of their respective systems in a manner that interferes with or adversely affects the level of service on the other party's system. The City will furnish all electricity requirements of the Authority Water System at the Authority's expense.

(d) In accordance with the Minimum Standards for Public Water Systems, as approved by the Georgia Environment Protection Division (Georgia EPD), maintenance shall be routinely performed by the City to keep the Authority Water System in good operating condition and repair. The City shall make minor repairs including but not limited to broken service lines and water mains. Major repairs and/or replacement of the Authority Water System assets including but not limited to: water line replacements in the excess of 100 linear feet, fire hydrant replacements, water tanks, booster pumps, and chlorine booster stations shall be jointly planned based upon recommendations made by the Parties' consulting engineers in accordance with sound engineering principles. As required, the Parties shall coordinate the submission of plans for major repairs and/or replacements to Georgia EPD for its approval. In the event of an emergency causing a



major repair and/or replacement to the Authority Water System, the City may take action to stabilize the condition of the system, and shall contact the appropriate representative of the Authority to inform them of the emergency, with any costs incurred by the City to be reimbursed by the Authority. The cost of such major repairs or replacements shall be the sole responsibility of the Authority.

(e) Extensions to the Authority Water System shall be performed either by a licensed utility contractor, whose reliability and experience is known to the parties, engaged through a competitive bidding process, or by the Authority's own water department personnel; provided, however, all extensions shall conform to engineering design plans and specifications prepared by a licensed professional engineer and approved by Georgia EPD. All new extensions shall be pressure-tested and chlorinated prior to acceptance by the Authority, warranted by the contractor for not less than two (2) years from date of acceptance, and secured by a maintenance bond issued by a commercial surety licensed in Georgia, or cash bond. If the extension was performed by the Authority water department, the Authority shall be solely responsible for any cost of repair and/or replacement during the first two (2) years from date of completion. As-built scaled drawings, prepared by a professional engineer licensed in the State of Georgia, shall be furnished to the City, in digital format, within 30 days of final installation and acceptance of any extension. Except as provided above, the Authority shall refrain during the term of this Agreement from performing any extensions or doing any work on the Authority Water System, without the written approval of consent of the City. The parties agree that all future extensions to the Authority Water System shall be planned and constructed in a manner compatible with the operation of the City Water System while

said systems remain integrally connected. The City agrees to update its Water Model to intergrate any new development in unincorporated Spalding County and all future extensions of the Authority Water System at the cost of service to the Authority.

(f) During the term of this Agreement, the City shall read all customer meters on the Authority Water System on not less than a monthly basis (provided, however, the City may estimate billing for those customers whose meters cannot be accurately read due to circumstances beyond the City's control, but actual readings shall be made at least quarterly), and shall bill all such customers on a monthly basis, with the bills based on the customer's actual monthly water consumption at prevailing rates established by the Authority. Such statements may be separate or rendered by the City with charges for other utility services delivered to the customer by the City. Monthly, the City shall remit to the Authority all sums collected from customers of the Authority Water System, less deduction for sums payable to the City for water sold under this contract. The City shall furnish at least monthly to the Authority a complete and accurate accounting of all billings made, showing therein the current status of payments and collections, and other pertinent financial information. City collection policies and practices, including cut-off policies, shall be used exclusively in dealing with customers of the Authority Water System, up to the point at which the City deems an account to be uncollectible without resort to litigation, in which event information will be furnished to the Authority in order that appropriate collection proceedings may be filed. To the extent necessary and desirable, the Authority agree to adopt the same policies and procedures administered by the City and to designate therein the City as its agent for billing and collection purposes. Upon reasonable request, the City will cooperate fully with the Authority to assist in any

customer dispute arising out of the City's operation of the Authority Water System. In addition thereto, the City will perform all "utility locates" for and on behalf of the Authority.

(g) The Authority agrees to adopt such reasonable ordinances, rules, policies, and procedures as are required by law or regulation, or recommended from time to time by the City, governing connection requirements, water conservation practices, drought restrictions, cross-connection prohibitions, minimum standard plumbing (construction) codes and similar matters necessary or appropriate to facilitate the City's operation of the Authority Water System. In addition thereto, the Authority shall use its best efforts to diligently enforce minimum standards governing customer connections to the Authority Water System, including policies requiring connection by potential customers accessible to the system, prosecution of theft of utility services, and to report immediately to the City and/or to Georgia EPD any facts known or believed to constitute a violation thereof.

(h) In addition, the Authority shall take all necessary measures to require the County of Spalding to enact by ordinances, regulations and policies requiring new developments, subdivisions, and industries locating within unincorporated Spalding County to access the Authority Water System in lieu of alternatives, such as private water systems and groundwater drinking wells, as their drinking water source. Coordinated planning of water needs between Authority and City to promote growth on the parties' systems is encouraged; it shall be the responsibility of the Authority to notify the City, as far in advance as possible, of any prospective water customer having requirements of 100,000 gallons or more, per day average.

**ARTICLE VIII**  
**BREACH AND EXCLUSIVE REMEDY**

In consideration of the unique relationship herein established, the Parties agree that in the event of any alleged breach by any party or a dispute giving rise to an anticipated breach of future performance, the exclusive judicial remedy available to the Parties shall be Injunction and Complaint for Declaratory Judgment, filed in the Superior Court of Spalding County, Georgia. In the event the Court finds this Agreement to be in breach, specific performance shall be ordered against the non-performing party as the exclusive remedy therefor, together with award of attorney's fees and litigation costs to the non-breaching party. To the extent allowed by law, the Parties further agree that should such an action be filed, the filing party shall be entitled to petition said court for expedited handling, which the other party will not unreasonably oppose; expedited handling may include shortening the time normally allowed for response, discovery and trial. Upon filing of such action, the Parties agree to consent to imposition of interlocutory injunction to maintain the status quo pending the outcome of the proceeding. Furthermore, the Parties hereby consent, in the discretion of the trial judge, to the appointment of a neutral person, acceptable to all parties, to serve as a Special Master on issues of fact in lieu of fact-finding to be conducted by a jury. In the event the Court declines to appoint a Special Master, the Parties consent to a bench trial, as opposed to a trial by jury, with the Court being the sole finder of fact and determinant of law. The Parties agree that should any judicial proceeding be filed, it is in their mutual

best interest, and the Court should accept that any dispute be resolved equitably giving primary consideration to the enforcement of this Agreement for its full term.

**ARTICLE IX**  
**TRANSFER OF WATERLINE OWNERSHIP IN ANNEXED AREAS**

Upon future annexations by the City, occurring on or after the effective date of this Agreement, prior to final action upon an annexation ordinance or petition by a property owner to be annexed into the City, the City shall furnish notice of the proposed action to the County of Spalding and Authority, who shall within ten (10) days of receipt of such notice, give the City written notice of any existing water distribution facilities within the area proposed to be annexed. This notice shall quantify, by units, the length, size and type of water pipe, and original construction cost, comprising the Authority Water System facilities within the proposed area to be annexed. The Authority shall also furnish the date(s) of construction of the existing facilities. The City shall determine the replacement cost, less straight-line depreciation, using a 50 year useful life for all existing components, except water meters whose useful life shall be 10 years. No other components or labor shall be considered in determining replacement cost for purposes of this Article.

In acting upon an annexation, the City may pay to the Authority, within sixty (60) days of the effective date of the Annexation, the depreciated replacement cost as determined above and take title to and possession of the facilities affected. Otherwise, the City shall notify the Authority, in writing, that the annexation is not conditioned upon the purchase of affected facilities; provided, however, once the right to purchase facilities from the Authority is rejected, the City shall have no future right to insist upon their sale

at a later date. Upon the effective date of the annexation and the receipt of payment for the annexed facilities by the Authority, the right to serve customers affected and all obligations attached thereto, shall transfer to the City, including any changes in the then-prevailing rates to customers, and those customers shall thereafter be customers of the City Water System.

If the Parties dispute the depreciated replacement cost as determined herein, the Parties shall submit the issue for resolution by an impartial professional engineer, licensed in the State of Georgia, whose decision shall be binding.

#### **ARTICLE X** **INSURANCE, INDEMNIFICATION AND HOLD HARMLESS**

Each party covenants that it shall procure and maintain throughout the term of this Agreement a policy of comprehensive liability insurance coverage (or its equivalence through either a program of self-insurance or by participation in an interlocal risk management agency) in an amount not less than \$1,000,000.00 per occurrence, minimum aggregate \$2,000,000.00, in as broad a form as possible to cover liability risks normally associated with ownership and operation of a water distribution system (including, if available, products liability protection, coverage for claims arising out of or in any way connected with any loss or losses resulting from a failure to supply or maintain without interruption water in sufficient supply to customers, and pollution hazard), providing the entity with a defense and payment of resulting legal judgments from claims reasonably anticipated or risks likely foreseeable to occur out of the duties and responsibility herein undertaken.

In the event a claim is made against the Authority arising out of or resulting from a failure by the City to perform its obligations under this Agreement, or the negligent performance thereof, the City, to the extent allowed by law, shall indemnify and hold the Authority harmless from such claim, demand or suit. If a claim, demand or suit is made against the City arising out of or resulting from a failure by the Authority to perform its obligations under this Agreement, or the negligent performance thereof, the Authority, to the extent allowed by law, agrees to indemnify and hold the City harmless from such claim, demand or suit. The provisions of this Article are intended to cover defense of administrative enforcement or regulatory actions brought by Federal or State agencies against either party, including alleged violations of permits held by the parties.

## **ARTICLE XI**

### **EXECUTION, MODIFICATION, TERMINATION OF PRIOR AGREEMENTS**

(a) This Agreement shall be executed in two (2) original counterparts by both Parties and a fully-executed original shall be spread upon the Minutes of the governing body of each party. An exemplified copy by the Secretary, Clerk, or other records custodian of a party, shall be fully admissible in lieu of the original in any legal proceeding in which the existence, authenticity, interpretation, or enforceability of this Agreement is in issue.

(b) No modification or amendment of this Agreement shall be effective unless in writing, approved by both Parties, executed by their duly-authorized officers, and spread upon the Minutes of the parties' governing body. It is the intention of the Parties that this writing represents the full, complete and final understanding and agreement of the Parties as to all substantive matters addressed herein, and no further negotiations,

amendments or modifications are contemplated at the time of execution hereof. Future amendments should be limited to matters of material significance affecting the relationship herein established, giving as broad interpretation as possible to the spirit and intent of this Agreement when resolving any conflicts that may arise hereunder.

(c) For purposes of interpretation, all terms used in this Agreement shall have their common and usual meaning or significance, unless such term is a term of art within a professional field or industry, trade, or profession, such as professional engineering or the drinking water industry, in which event it shall have such technical meaning as may be assigned thereto. When statutes or regulations require specific acts to be performed, or dictate the manner of performance, such specifications shall be deemed the minimum standard governing such performance.

(d) By execution of this Agreement, prior to January 1, 2021, the Parties mutually agree that the 1995 Agreement shall expire on its stated terms and that services, payments and obligations incurred on or after January 1, 2021, shall be solely incurred pursuant to this Agreement.

(e) Notices given pursuant to this Agreement shall be deemed delivered if either personally served upon and delivered, or if sent by certified U.S. Mail, return receipt requested, addressed as shown below, with adequate postage thereon:

To the City:	City of Griffin
	One Griffin Center
	100 S. Hill Street, Third Floor
	P.O. Box T
	Griffin, GA 30224
	Attn: City Manager



To the Authority:                      Spalding County Water and Sewerage Facilities  
   Authority  
   119 East Solomon Street  
   Griffin, Georgia 30223  
   Attn: Chairman

(f) Time is of the essence of this Agreement.

(g) The provisions of this Agreement are hereby deemed and declared to be severable. If any provision of this Agreement, or the application of any provision to any circumstance, is held to be unconstitutional, unenforceable, against public policy, or otherwise invalid, for any reason, the remaining terms, conditions, and obligations contained herein shall not be affected thereby and this Agreement shall otherwise remain in full force and effect as valid, binding and enforceable.

**IN WITNESS WHEREOF**, the parties, acting through their duly authorized and empowered chairs of their respective governing bodies, as attested to by their respective clerks or secretaries, and to which their respective official seals have been affixed, have executed this Agreement, in triplicate originals, the day and year first above written.

**CITY OF GRIFFIN, GEORGIA**

By: \_\_\_\_\_  
Douglas S. Hollberg, Mayor

Attest: \_\_\_\_\_  
Kenny L. Smith, Secretary

Approved as to form:

\_\_\_\_\_  
Andrew J. Whalen, III  
City Attorney

**SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY**

By: \_\_\_\_\_  
David Lamb, Chairman

Attest: \_\_\_\_\_  
Secretary

Approved as to form:

\_\_\_\_\_  
James R. Fortune, Jr., Attorney

## EXHIBIT A

### NARRATIVE OF FORMULA FOR CALCULATION OF WHOLESALE WATER RATE TO SPALDING COUNTY/AUTHORITY

**<<FY 2019 data is used herein to calculate rates for calendar year 2020>>**

The wholesale water rate charged by the City to the County/Authority is based upon costs which are audited annually by the City's independent auditor. It is intended that these costs, both direct and indirect, be apportioned to the calculation of the County/Authority wholesale water rate in the manner described herein which reflects the actual cost of producing and distributing water and providing those services as required by the Agreement. Audited costs will be compiled for the prior fiscal year and the resulting wholesale rate will become effective to the County/Authority at the beginning of the next calendar year, subject to timely notice as provided in the Agreement.

The following narrative describes each of the variables that enter into the rate calculation and describes how the costs are apportioned. The apportionment of costs as described herein is linked to the specific terms of the Agreement. Reorganization of city departments during past years has resulted in some name changes, but the intent of these calculations is to allocate costs in accordance with the terms of the Agreement. Except in special cases, the capital costs expended under each cost item are apportioned in the same manner as the cost item is apportioned. Exceptions would be capital costs that do not benefit the County Water System; these would not be included in the wholesale cost.

**Water Sold** - In deriving the unit cost per 1,000 gallons of water, each of the various cost elements is divided by the volume of metered water over which that particular cost must be recovered. Two different volumes of "water sold" are defined for use in the rate formula. These are: "Integral system sales volume" and "Total metered production volume."

"Integral system sales volume" is defined as the volume of water sold to all customers of the City of Griffin and the County/Authority so long as the two systems are integrally connected with the City providing the services of meter reading and distribution system maintenance. This volume is measured as the sum of all meter readings of individual customers of the two systems, and for the previous year this volume was 1,508,341 thousand gallons.

"Total metered production volume" is defined as the total volume of water produced and sold by the City from its treatment facilities in the preceding fiscal year. For as long as the City and the County/Authority systems remain integrally connected, this volume is equal to the "Integral system sales volume" plus the metered water volume sold to any wholesale customers of the City system other than Spalding County, and for the previous year this volume was 2,698,847 thousand gallons.

## **Direct Costs of Water Utility**

**Office of the Water and Wastewater Director** - This item is the audited cost of operating the office of the Water and Wastewater Director which provides administrative and management support to the County Water System and City Water and Wastewater System. Fifty percent (50%) of the cost of this item is apportioned to the wholesale water rate on the assumption that half of the Director's time is spent on functions related to wholesale water and half of his time is spent on other functions. The unit charge for this cost is calculated on the "Total metered production volume."

**Water Production** - This item includes all costs related to operation and maintenance of facilities for water supply, treatment, pumping and elevated storage. One hundred percent (100%) of the cost of this item is apportioned to the wholesale water rate. The unit charge for this cost is calculated on the "Total metered production volume."

**Water Distribution** - This item includes all costs related to operation and maintenance of facilities for distributing the water from the treatment plant to the meter of the individual customer. All costs under this item are apportioned at one hundred percent (100%) to the wholesale water rate except that capital costs that do not benefit the County Water System are not included in the apportionment of this item to wholesale water rate. The unit charge for this cost is calculated on the "Integral system sales volume."

**Meter Reading** - This item includes costs related to automated meter reading of water meters for customers of the City Water System and the Spalding County Water System. The cost for this operation is apportioned to the wholesale water rate based on the number of County Water customers (meters) divided by the number of total City and County water customers, this ratio is 0.585 which results in 58.5% of meter reading costs apportioned to the wholesale water rate. This ratio will be computed annually and may change from year to year. The unit charge for this cost is calculated on the "Integral system sales volume".

**Depreciation** - This item includes annual depreciation of the City Water System. Depreciation on the City Water System assets is taken from the most recent annual audit report. The unit charge for this cost is calculated on the "Total metered production volume."

**Debt Service** - This item is Griffin's annual payment of principal and interest on outstanding debt associated with Regional Water Facilities. The ratio of expenditures for eligible water improvements is multiplied times the total annual principal and interest to calculate the portion of annual debt service allocated to the wholesale water rate. Eligible water improvements will include only those improvements related to regional water supply, water production, water storage and certain transmission facilities that benefit the County Water System as well as the City Water System. For FY 19 the principal and interest debt on regional water facilities applicable to Spalding County was \$4,037,097. The unit charge for this cost is calculated on the "Total metered production volume."

**General Fund Expenses (Administrative Support)** - Several departments within the General Fund provide support for the water system operation and employees. These include the office of City Manager, City Attorney, and all divisions of the Department of Finance and Administrative Services except Licensing. The operating cost for each of these departments is apportioned to the wholesale water rate based on the ratio of number of water department employees divided by number of all city employees. This ratio currently equals 0.1236. Thus 12.4% of the cost for the above departments is included in the wholesale water rate. This ratio will be computed annually and may change from year to year. The unit charge for this cost is calculated on the "Total metered production volume."

**Return on Audited Depreciated Fixed Assets** - Each year the city auditor determines the depreciated value of the City "water purification facilities and distribution system" (including supply facilities). The resulting figure is sometimes referred to herein as "Adjusted Depreciated Fixed Assets." The City and County/Authority have agreed that the wholesale water rate will include a return amount calculated as 4.88% of the Adjusted Depreciated Fixed Assets divided by the volume of water sold. The unit charge for this cost is calculated on the "Total metered production volume."

## Supplement to Narrative - Allocation of Percentages for Rate Calculation

(Showing data for calendar year 2020 rate calculation)

1. **Meter Reading** costs are apportioned on the basis of customers billed on the basis of meter readings, which currently is

City Water Customers	10,042
County Water Customers	14,139
Total Customers	<u>24,181</u>

$$14,139 \div 24,181 = 0.5847 \text{ or } 58.5\%$$

2. **Overhead and benefit** costs include insurance, social security, workers compensation, and other employee benefit expenses. These expenses are now expensed directly to the appropriate department under the line item entitled "personnel services". (Note this revised accounting policy eliminates the former method of estimating the allocation of this cost for each department).
3. **Administrative Support costs** for FY 2019 were \$6,573,705. It is apportioned to the water rate based on the number of Water System Employees (54.5) divided by Total City Employees (441). Thus, the water system portion is  $54.5 \div 441 = 0.1236$  or 12.4%.

**City of Griffin**  
**Wholesale Rate Calculation**  
For Spalding County Water and Sewerage Authority

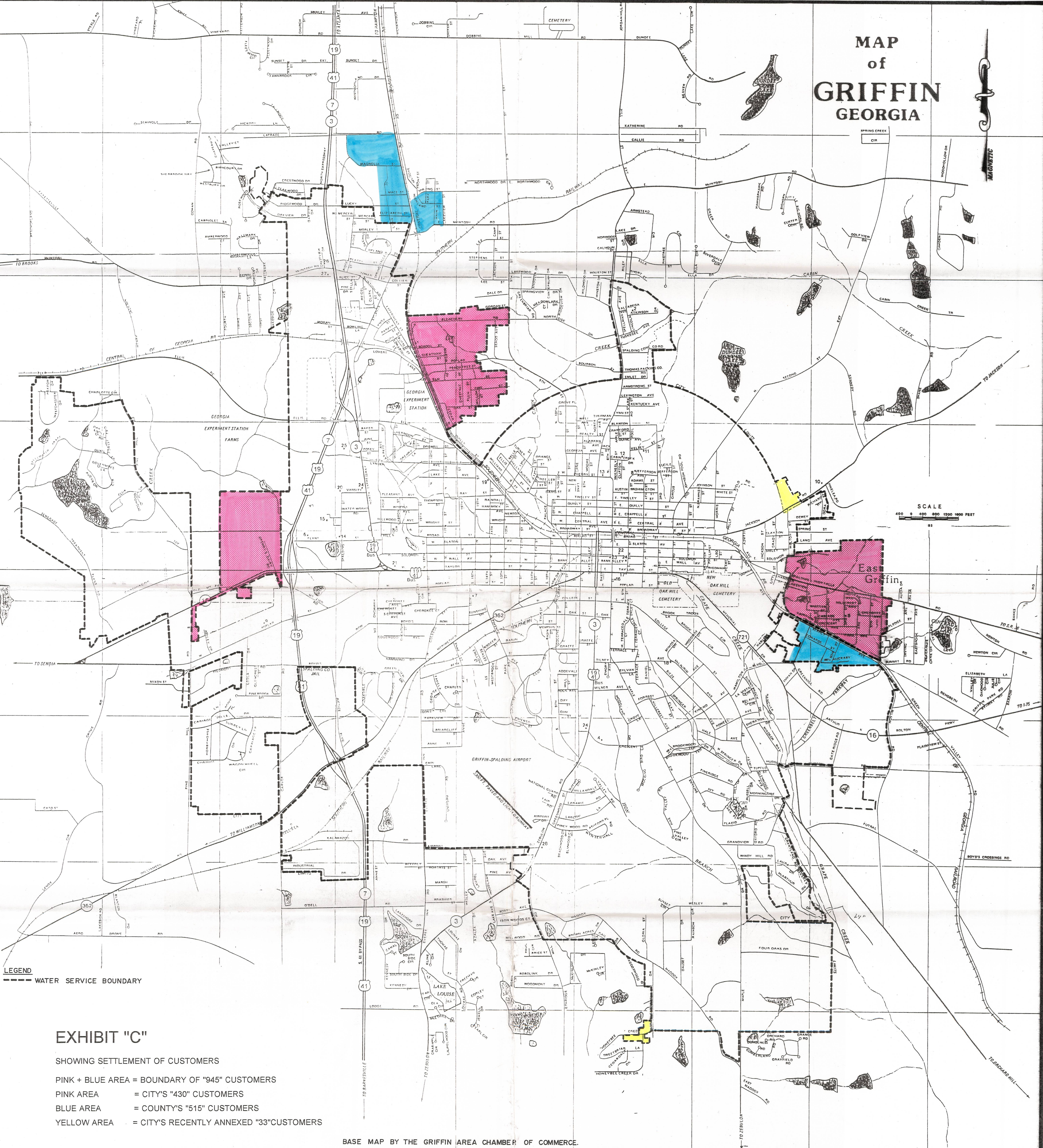
	<u>Allocation</u> %	<u>Water Sales</u> Basis	<u>FY 2020</u> Actual	<u>Cost</u> per kgal
<b>Operations and Debt Costs</b>				
<u>Office of Director</u>				
Personnel Services & Benefits	50%	Total	\$ 195,208	\$ 0.072
Purchased & Contract Services	50%	Total	27,112	0.010
Supplies	50%	Total	5,615	0.002
Other	50%	Total	-	0.000
<i>Subtotal: Office of Director</i>			\$ 227,936	\$ 0.084
<u>Water Production</u>				
Personnel Services & Benefits	100%	Total	\$ 1,287,671	\$ 0.476
Purchased & Contract Services	100%	Total	918,920	0.339
Supplies	100%	Total	1,437,954	0.531
Other	100%	Total	-	0.000
<i>Subtotal: Water Production</i>			\$ 3,644,544	\$ 1.346
<u>Water Distribution</u>				
Personnel Services & Benefits	100%	Integral	\$ 1,448,197	\$ 0.955
Purchased & Contract Services	100%	Integral	581,140	0.383
Supplies	100%	Integral	453,691	0.299
Other	100%	Integral	-	0.000
<i>Subtotal: Water Distribution</i>			\$ 2,483,028	\$ 1.638
<u>Meter Reading</u>				
Personnel Services & Benefits	100.0%	Integral	\$ -	\$ 0.000
Purchased & Contract Services	100.0%	Integral	27,454	0.018
AMR Support Costs	58.5%	Spalding	5,039	0.006
Other	100.0%	Integral	-	0.000
<i>Subtotal: Water Distribution</i>			\$ 32,493	\$ 0.025
<u>Depreciation</u>				
Water System	80%	Total	\$ 1,848,554	\$ 0.683
Regional Water System	0%	Total	-	0.000
<i>Subtotal: Depreciation</i>			\$ 1,848,554	\$ 0.683
<u>General Fund Expenses</u>				
Administrative Support	12.36%	Total	\$ 824,698	\$ 0.305
<i>Subtotal: Depreciation</i>			\$ 824,698	\$ 0.305
<u>Debt Service</u>				
FY 2020 Principal & Interest Regional System	100%	Total	\$ 4,035,462	\$ 1.491
<i>Subtotal: Debt Service</i>			\$ 4,035,462	\$ 1.491
<i>Subtotal: Operations &amp; Debt</i>			\$ 13,096,714	\$ 5.572
<b>Return on Depreciated Assets</b>				
=% of Net Book Value	4.88%		\$ 2,642,184	\$ 0.976
Not to Exceed 0% of Operations & Debt	0%		-	\$ 0.000
<i>Subtotal: Return on Depreciated Assets</i>		Total	\$ 2,642,184	\$ 0.976
<b>Total: Costs Recovered from Wholesale Rate</b>			<b>\$ 15,738,898</b>	<b>\$ 6.548</b>
<b>Water Sales (kgal)</b>				
Total System			2,706,867	
Integral System			1,515,884	
Total Water Produced			3,284,461	
<b>Costs per Kgal</b>				
Operations & Debt			\$ 5.572	
Return on Depreciated Assets			\$ 0.976	
<b>Total: Cost per Kgal (Wholesale Rate)</b>			<b>\$ 6.548</b>	



# MAP of GRIFFIN GEORGIA

MAGNETIC

SCALE  
400 800 1200 1600 FEET



LEGEND  
--- WATER SERVICE BOUNDARY

## EXHIBIT "C"

SHOWING SETTLEMENT OF CUSTOMERS

- PINK + BLUE AREA = BOUNDARY OF "945" CUSTOMERS
- PINK AREA = CITY'S "430" CUSTOMERS
- BLUE AREA = COUNTY'S "515" CUSTOMERS
- YELLOW AREA = CITY'S RECENTLY ANNEXED "33" CUSTOMERS

BASE MAP BY THE GRIFFIN AREA CHAMBER OF COMMERCE.



EXHIBIT "D"

Jackson Road Area

<u>Account #</u>	<u>Service Address</u>	<u>Current Customer</u>
1193001	1075 Jackson Road	Rock Tabernacle Church
2499203	1083 Jackson Road Apt. I	Sandra Daniel
2499903	1083 Jackson Road Apt. G	Clyde Smith
2500103	1083 Jackson Road Apt. B	Robert Sullivan
2501008	1083 Jackson Road Apt. A	David Chambers
2501103	1083 Jackson Road Apt. C	Hattie Holland
2501205	1083 Jackson Road Apt. D	Clifford James
2501302	1083 Jackson Road Apt. E	Melissa Owens
2501402	1083 Jackson Road Apt. F	Nestella Daniel
2501503	1083 Jackson Road Apt. H	Tawnya Cannon
2501604	1083 Jackson Road Apt. J	Dara Kelly
2390005	1089 Jackson Road	Dorothy Harper
2501702	1095 Jackson Road Apt. A	John Donaldson
2501802	1095 Jackson Road Apt. B	Ron Young
2384305	1101 Jackson Road Apt. B	Julie Pierce
2384405	1101 Jackson Road Apt. C	Edward Partain
2384505	1101 Jackson Road Apt. A	David Harper
2557501	1105 Jackson Road Apt. D	Latora Williams
2576901	1105 Jackson Road Apt. A	Tony Walker
2591001	1105 Jackson Road Apt. C	Dorothy Watts
2597101	1105 Jackson Road Apt. B	Lenny Akins
1319301	1235 Jackson Road	City of Griffin #3 Lift Station Water & Wastewater

EXHIBIT "D"

Honeybee Creek Area  
Annexation I

<u>Lot #</u>	<u>Service Address</u>	<u>Current Customer</u>
23	1714 Honeybee Creek Drive	Stanley Hammond
24	1712 Honeybee Creek Drive	Jack Tinley, Jr.
25	1710 Honeybee Creek Drive	Pamela Garrison
26	1708 Honeybee Creek Drive	Richard Kjetlyka
27	1706 Honeybee Creek Drive	Melisa Skipper
1	1704 Honeybee Creek Drive	Diana Vigh
31	1705 Honeybee Creek Drive	Mildred Hightower
3	2231 Honeybee Creek Drive	Steve Harrison
1	1661 Middlebrooks Drive	Glenn Howard
2	1663 Middlebrooks Drive	Shirley Elmore
33	1701 Middlebrooks Drive	Mike Cornelison



## **SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY**

### **Consider Adoption of Policy Re: Sewer Dundee Mill Village**

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#### **Requesting Agency**

Spalding County Water Authority

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#### **Requested Action**

Consider establishing a policy for connection to the Dundee Mills Phase 1 sewer project for property owners who do not want to connect to sewer at the time of construction.

---

#### **Requirement for Board Action**

---

#### **Is this Item Goal Related?**

No

---

#### **Summary and Background**

Pre-Construction meeting for the Dundee Mills Phase 1 sewer installation project was held last week and approximately 7 out of 52 lots have either responded negatively, not responded or do not want sewer at this time.

---

#### **Fiscal Impact / Funding Source**

Total project cost \$981,946.35. If you divide that by the number of connections it is \$18,884 per connection that the CDBG Grant and the Water Authority paid for a turnkey connection.

---

#### **STAFF RECOMMENDATION**

Staff recommends that if an owner in Phase 1 does not agree to and execute the paperwork necessary for connection during the initial construction period for that roadway then a connection fee of approximately \$10,000 - \$15,000 shall be payable to the SCWA for future connection to the system and the property owner will bear the entire expense for septic tank pumping, disconnection and destruction and will be responsible for the plumbing necessary to connect to the sewer tap.



## SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY Consider Adoption of By-Laws Amendment

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**Requesting Agency**

Spalding County Water Authority By-Law Committee

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**Requested Action**

Consider Adoption of By-Law Amendment as proposed - By-Law Committee Chairman, Cheryl Matlock

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**Requirement for Board Action**

---

**Is this Item Goal Related?**

---

**Summary and Background**

By-Laws Committee met and agreed upon the proposed changes attached.

---

**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

Approval

**ATTACHMENTS:**

Description	Upload Date	Type
❑ SCWA By-Law Committee Minutes 06-19-2020	6/30/2020	Backup Material
❑ SCWA BY-LAWS 1984	7/29/2020	Backup Material
❑ SCWA By- Laws 2020	8/4/2020	Backup Material

Spalding County Water & Sewerages Facilities Authority

By-Laws Committee

Friday, June 19, 2020, 10:00 A.M.

Courthouse Annex-119 E Solomon Street

Conference Room #106

***Minutes***

**Members present were Cheryl Matlock, Chairman; and Clay Davis and Bill Bryant. Also present were William Wilson, County Manager and Charlie Tillman to record the minutes.**

1. Call to Order-Cheryl Matlock, Chairman
2. Review and discussion of current By-Laws and consideration of recommended changes.

Chairman Matlock explained that the current By-Laws had not been amended since they were adopted in 1984. Cheryl stated she consulted with County Attorney, Stephanie Windham before presenting the proposed amendments in today's meeting.

Article II – Officers

Section 7 – The Secretary-Treasurer, who need not be a member of the Authority, shall be elected by the Authority. Any person elected to fill the office of the Secretary-Treasurer, or any vacancy therein, shall have such term as the Authority fixes.

Article III - Meetings

Section 1 - The date, time, and place of the regular meetings of the Authority shall be determined at the first meeting of the Authority each year.

Omit the existing Section 2, and Section 3 shall become Section 2

Section 2 – Special Meetings. The Chairman of the Authority may, when he deem it expedient, and shall, upon the written request of two members of the Authority, call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to each member of the Authority and shall be published pursuant to Georgia law.

Section 3 – Quorum. The powers of the Authority shall be vested in the members thereof in the office from time to time. Five Members, or such number as required by local legislation, shall constitute a quorum for the purpose of conducting .....

Section 4 – Order of Business. The Authority shall conduct its meetings following a published agenda and in accordance with Robert's Rules of Order and/or local custom.

#### Article IV – Amendments

Section 1 – Amendments to the By-Laws. The by-laws of the Authority shall be amended only with the approval of a majority of the members of the Authority at a regular or a special meeting.

Clay Davis thanked Chairman Matlock for her work on the by-laws presented and asked if he could have the floor at this time.

At this time, Chairman Matlock turned the discussion over to Clay Davis.

Clay stated he is proposing that the Authority's By-Laws be further amended to require the Authority to establish two permanent committees.

(1) a finance committee

and

(2) a long-range planning committee

Clay also requested that each employee of the Water Authority be appointed on an annual basis.

William Wilson, County Manager explained that because day to day operations were turned over to the County in 1995, the Authority

cannot appoint employees, but suggested instead that on an annual basis, the Authority acknowledge each employee that shall be responsible for Water Authority operations.

At this time, Dick Morrow joined the meeting. At no time was there a quorum of the Authority present during this meeting.

Bill Bryant stated he believes the Authority now has a fully functional board and asked if an attendance requirement could be added to the By-Laws to ensure strong attendance at the meetings.

William suggested adding a “cause for removal” clause.

Bill Bryant also inquired about a conflict of interest disclosure statement, due to a conflict of interest at the last meeting with a member of the Authority.

Chairman Matlock stated she did discuss that topic with Stephanie Windham, County Attorney and was directed not to address this in the By-Laws and explained that this is covered by the Board of Commissioners Ethics Ordinance. Cheryl stated Stephanie would be willing to explain this in depth if the Authority held a workshop.

William Wilson directed Charlie Tillman to add an item on the next agenda to schedule a workshop to discuss the conflict of interest disclosure and the current Ethics Ordinance. Mr. Wilson also asked that the Ethics Ordinance be added to all new appointment packets.

Dick Morrow suggested the Authority sign a conflict of interest disclosure statement each year.

Bill Bryant stated he fears the Authority is not meeting frequently enough to make concrete progress.

Dick Morrow agreed and suggested a meeting every other month or possibly monthly.

Chairman Matlock recommended the Authority meet every other month and the permanent committees meet on a monthly basis.

After some discussion, it was recommended that Chairman Matlock present all requested amendments and additions to the County Attorney and request they be added in the By-Laws.

***Motion/Second by Davis/Bryant to accept the proposed By-Law amendments as discussed and to add a section for “standing committees” and a clause for “recommendation of***

***removal regarding attendance”, and present to the Authority for approval at the next regular scheduled meeting, July 15, 2020. Motion carried unanimously.***

### **3. Adjournment**

***Motion/Second by Davis/Bryant to adjourn. Motion carried unanimously. Time: 10:52 a.m.***



SECRETARY'S CERTIFICATE

I, Michael E. Smith, Secretary-Treasurer of the Spalding County Water and Sewerage Facilities Authority, DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted at the meeting of said Authority held on the 5th day of March, 1984, which meeting was duly called and lawfully assembled, was open to the public and at which a quorum was present and acting throughout, and that the original of said minutes appears of record in the Minute Book of the Authority which is in my custody and control.

Given under my hand and seal of the Spalding County Water and Sewerage Facilities Authority, this 8<sup>th</sup> day of March, 1984.

Michael E. Smith  
Secretary-Treasurer, Spalding  
County Water and Sewerage  
Facilities Authority

(SEAL)

WAIVER OF NOTICE

We, the undersigned, being all of the Members of the Spalding County Water and Sewerage Facilities Authority, hereby acknowledge that we have waived all of the requirements of law for notice of an organizational meeting of said members held this date for the purpose of adopting By-laws, electing officers, and all matters incidental thereto.

This 5th day of March, 1984.

Walter C. Fitts, Jr.

Wm. C. Stinson

R. D. Lumber

Arthur K. Bolton

Ronnie L. Lunn

\_\_\_\_\_

BY-LAWS OF THE SPALDING COUNTY WATER AND  
SEWERAGE FACILITIES AUTHORITY

---

ARTICLE I - THE AUTHORITY

Section 1 - Name of Authority. The name of the Authority shall be the "Spalding County Water and Sewerage Facilities Authority".

Section 2 - Seal of Authority. The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization.

Section 3 - Office of Authority - The office of the Authority shall be at such place in Spalding County, as the Authority may from time to time designate by resolution.

ARTICLE II - OFFICERS

Section 1 - Officers. The officers of the Authority shall be a Chairman, a Vice Chairman, and a Secretary-Treasurer.

Section 2 - Chairman. The Chairman shall preside at all meetings of the Authority. Except as otherwise authorized by resolution of the Authority, the Chairman shall sign all contracts, deeds and other instruments made by the Authority. At each meeting, the Chairman shall submit such recommendations and information as he may consider proper concerning the business, affairs and policies of the Authority.

Section 3 - Vice Chairman. The Vice Chairman shall perform the duties of the Chairman in the absence or incapacity of the Chairman; and in the case of the resignation or death of the Chairman, the Vice Chairman shall perform such duties as are imposed on the Chairman until such time as the Authority shall elect a new Chairman.

Section 4 - Secretary-Treasurer. The Secretary-Treasurer shall keep the records of the Authority, shall act as secretary of the meetings of the Authority and record all

votes, and shall keep a record of the proceedings of the Authority in a journal, or minute book, to be kept for such purpose, and shall perform all duties incident to his office. He shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority.

He shall have the care and custody of all funds of the authority and shall deposit the same in the name of the Authority in such bank or banks as the Authority may select. The Secretary-Treasurer shall sign all orders and checks for the payment of money and shall pay out and disburse such moneys under the direction of the Authority. Except as otherwise authorized by resolution of the Authority, all such orders and checks shall be countersigned by the Chairman, or in his absence the Vice Chairman. He shall keep regular books of account showing receipts and expenditures and shall render to the Authority, at each regular meeting (or more often when requested), an account of his transactions and also of the financial condition of the Authority. He shall give such bond for the faithful performance of his duties as the Authority may require.

The Secretary-Treasurer shall serve without compensation (other than the reimbursement of necessary expenses).

Section 5 - Executive Director. The Chairman shall also serve as the Executive Director of the Authority and shall have general supervision over the administration of the business and affairs of the Authority, subject to the direction of the Authority.

Section 6 - Additional Duties. The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority or the by-laws or rules and regulations of the Authority.

Section 7 - Election or Appointment. The Chairman and Vice Chairman shall be elected at the annual meeting of the Authority from the members of the Authority, and shall hold office for one year or until their successors are elected and qualified.

The Secretary-Treasurer shall be appointed by the Authority. Any person appointed to fill the office of the Secretary-Treasurer, or any vacancy therein, shall have such term as the Authority fixes.

Section 8 - Vacancies. Should the offices of Chairman or Vice Chairman become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. When the office of Secretary-Treasurer becomes vacant, the Authority shall appoint a successor as provided in Section 7 of this Article.

Section 9 - Additional Personnel. The Authority may from time to time appoint or employ such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by the Act, as amended, and all other laws of the State of Georgia applicable thereto. The selection and compensation of such personnel (including the Secretary-Treasurer), shall be determined by the Authority subject to the laws of the State of Georgia.

### ARTICLE III - MEETINGS

Section 1 - Regular Meeting. The regular meeting of the Authority shall be held on the second Thursday of each month, at 1:30 o'clock p. m., in the First National Bank of Griffin, the regular meeting place of the Authority. In the event such date shall fall on a legal holiday, said meeting shall be held on the next succeeding secular day.

Section 2 - Regular Meetings. Regular meetings may be held without notice at such times and places as may from time to time be determined by resolution of the Authority. In the event a day of regular meeting shall be a legal holiday, said meeting shall be held on the next succeeding secular day.

Section 3 - Special Meetings. The Chairman of the Authority may, when he deems it expedient, and shall, upon the written request of two members of the Authority, call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call for a

special meeting may be delivered to each member of the Authority at least two days prior to the date of such special meeting. At such special meeting no business shall be considered other than as designated in the call, but if all of the members of the Authority are present at a special meeting any and all business may be transacted at such special meeting.

Section 4 - Quorum. The powers of the Authority shall be vested in the Members thereof in office from time to time. Three Members shall constitute a quorum for the purpose of conducting its business and exercising its powers and all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance action may be taken by the Authority upon a vote of a majority of the Members present.

Section 5 - Order of Business. At the regular meetings of the Authority the following shall be the order of business:

1. Roll Call.
2. Reading and approval of the minutes of the previous meeting.
3. Bills and communications.
4. Report of the Secretary-Treasurer.
5. Reports of Committees.
6. Unfinished business.
7. New business.
8. Adjournment.

All resolutions shall be in writing and shall be copied in a journal of the proceedings of the Authority.

#### ARTICLE IV - AMENDMENTS

Section 1 - Amendments to By-Laws. The by-laws of the Authority shall be amended only with the approval of at least three of the members of the Authority at a regular or a special meeting.

# **BY-LAWS OF THE SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY**

## **ARTICLE I - THE AUTHORITY**

Section 1 - Name of Authority. The name of the Authority shall be the "Spalding County Water and Sewerage Facilities Authority".

Section 2 - Seal of Authority. The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization.

Section 3 - Office of Authority - The office of the Authority shall be at such place in Spalding County, as the Authority may from time to time designate by resolution.

## **ARTICLE II - OFFICERS**

Section 1 - Officers. The officers of the Authority shall be a Chairman, a Vice Chairman, and a Secretary- Treasurer.

Section 2 - Chairman. The Chairman shall preside at all meetings of the Authority. Except as otherwise authorized by resolution of the Authority, the Chairman shall sign all contracts, deeds and other instruments made by the Authority. At each meeting, the Chairman shall submit such recommendations and information as he may consider proper concerning the business, affairs and policies of the Authority.

Section 3 - Vice Chairman. The Vice Chairman shall perform the duties of the Chairman in the absence or incapacity of the Chairman; and in the case of the resignation or death of the Chairman, the Vice Chairman shall perform such duties as are imposed on the Chairman until such time as the Authority shall elect a new Chairman.

Section 4 - Secretary-Treasurer. The Secretary-Treasurer shall keep the records of the Authority, shall act as secretary of the meetings of the Authority and record all votes, and shall keep a record of the proceedings of the Authority in a journal, or minute book, to be kept for such purpose, and shall perform all duties incident to his office. He shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority.

He shall have the care and custody of all funds of the authority and shall deposit the same in the name of the Authority in such bank or banks as the Authority may select. The Secretary-Treasurer shall sign all orders and checks for the payment of money and shall pay out and disburse such moneys under the direction of the Authority. Except as otherwise authorized by resolution of the Authority, all such orders and checks shall be countersigned by the Chairman, or in his absence the Vice Chairman. He shall keep regular books of account showing receipts and expenditures and shall render to the Authority, at each regular meeting (or more often when requested), an account of his transactions and also of the financial condition of the Authority. He shall give such



bond for the faithful performance of his duties as the Authority may require.

The Secretary-Treasurer shall serve without compensation (other than the reimbursement of necessary expenses).

Section 5 - Executive Director. The Chairman shall also serve as the Executive Director of the Authority and shall have general supervision over the administration of the business and affairs of the Authority, subject to the direction of the Authority.

Section 6 - Additional Duties. The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority or the by-laws or rules and regulations of the Authority.

Section 7 - Election or Appointment. The Chairman and Vice Chairman shall be elected at the annual meeting of the Authority from the members of the Authority, and shall hold office for one year or until their successors are elected and qualified.

The Secretary-Treasurer, who need not be a member of the Authority, shall be elected by the Authority. Any person elected to fill the office of the Secretary-Treasurer, or any vacancy therein, shall have such term as the Authority fixes.

Section 8 - Vacancies. Should the offices of Chairman or Vice Chairman become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. When the office of Secretary-Treasurer becomes vacant, the Authority shall appoint a successor as provided in Section 7 of this Article.

Section 9 - Additional Personnel. The Authority may from time to time appoint or employ such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by the Act, as amended, and all other laws of the State of Georgia applicable thereto. The selection and compensation of such personnel (including the Secretary-Treasurer), shall be determined by the Authority subject to the laws of the State of Georgia.

### ARTICLE III – STANDING COMMITTEES

The Authority shall establish two Standing Committees to be the Finance Committee and the Long-Range Planning Committee. The Chair shall appoint members to serve on the standing committees, to include a Chair and Vice-Chair.

Other Committees shall be formed at the discretion of the Chair on an ad hoc basis as the need arises.

### ARTICLE IV – MEETINGS

Section 1 - Regular Meeting. The date, time and place of the regular meetings of the Authority shall be determined at the first meeting of the Authority each calendar year.

Section 2 - Special Meetings. The Chairman of the Authority may, when he deems it expedient, and shall, upon the written request of two members of the Authority, call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to each member of the Authority and shall be published pursuant to Georgia law.

At such special meeting no business shall be considered other than as designated in the call, but if all of the members of the Authority are present at a special meeting any and all business may be transacted at such special meeting.

Section 3 - Quorum. The powers of the Authority shall be vested in the Members thereof in office from time to time. Five Members, or such number as required by local legislation or any amendment thereto shall constitute a quorum for the purpose of conducting its business and exercising its powers and all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance action may be taken by the Authority upon a vote of a majority of the Members present.

Section 4 - Order of Business. The Authority shall conduct its meetings following a published agenda and in accordance with Robert's Rules of Order and/or local custom.

All resolutions shall be in writing and shall be copied in a journal of the proceedings of the Authority.

#### ARTICLE V – AMENDMENTS

Section 1 - Amendments to By-Laws. The by-laws of the Authority shall be amended only with the approval of a majority of the members of the Authority at a regular or a special meeting.

(The By-laws Committee would like to address the Members of the Authority regarding Conflicts of Interest, Ethics and Recusal from discussion/voting. This could be included as an Article in the By-laws or established by Resolution of Policy of the Authority.)



## SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY

### Discussion of Conflict of Interest/Oath and Disclosure Statement

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**Requesting Agency**

Spalding County Water Authority

---

**Requested Action**

Discussion of Conflict of Interest, Oath and Disclosure Statement

---

**Requirement for Board Action**

---

**Is this Item Goal Related?**

---

**Summary and Background**

---

**Fiscal Impact / Funding Source**

---

**STAFF RECOMMENDATION****ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Conflict of Interest/Oath and Disclosure Statement	6/30/2020	Backup Material

**CONFLICT OF INTEREST,**  
**OATH AND DISCLOSURE STATEMENT**

WHEREAS, the undersigned is a member of the Spalding County Water and Sewerage Facilities Authority and as such, is subject to the conflict of interest laws of the State of Georgia, as well as to other moral and ethical restraints, the undersigned does hereby solemnly swear (or affirm) that he/she will well and truly faithfully discharge his/her duties as a member of the Spalding County Water and Sewerage Facilities Authority to which he/she has been duly appointed, in accordance with the Constitution and the laws of the State of Georgia.

The undersigned further swears (or affirms) that he/she is qualified to hold said office and that he/she does not hold any office of public trust under the government of the United States, State of Georgia, or any foreign state, which by the laws of Georgia he/she is prohibited from holding in conflict therewith. The undersigned is not the holder of any unaccounted for public monies due the State of Georgia or any political subdivision thereof. The undersigned further agrees that all matters discussed in closed session will remain confidential and that he/she will tell no one what occurs in closed session. The undersigned agrees to abide by the Code of Ethics, as more particularly set out in O.C.G.A. § 45-10-3 and to support and defend the Constitution and laws of the United States and the State of Georgia.

The undersigned further agrees if at any time that he/she believes that he/she has a conflict of interest or that the potential for such conflict exists, that the undersigned shall

immediately make such conflict or potential conflict known to the board of the Spalding County Water and Sewerage Facilities Authority; and, shall abstain from any discussion or vote on the conflicted issue.

FURTHER DEPONENT SAYETH NOT

\_\_\_\_\_  
\_\_\_\_\_,  
BOARD MEMBER

Sworn to and subscribed before me

this \_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
NOTARY PUBLIC



## SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY

### Discuss Date for Workshop Re: Ethics

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**Requesting Agency**

Spalding County Water Authority

---

**Requested Action**

Discuss a date for a workshop regarding Ethics.

---

**Requirement for Board Action**

---

**Is this Item Goal Related?**

---

**Summary and Background**

---

**Fiscal Impact / Funding Source**


---

**STAFF RECOMMENDATION**

October 21st after the regular meeting.

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**ATTACHMENTS:**

Description	Upload Date	Type
 BOC Code of Ethics	7/14/2020	Backup Material

## CHAPTER 12. - CODE OF ETHICS<sup>[8]</sup>

Footnotes:

--- (8) ---

**Editor's note**— Ord. No. 2013-02, adopted Mar. 4, 2013, repealed former Ch. 12, which was inadvertently numbered as §§ 2-1201—2-1204, and enacted a new Ch. 12, which sections have been numbered to reflect the style of the Code. The former chapter pertained to similar subject matter and derived from Ord. No. 2010-04, 11-1-10.

### Sec. 2-12001. - Purpose and intent.

The purpose of this Code of Ethics is to establish ethical standards of conduct for all covered officials of Spalding County by identifying acts or actions that are incompatible with the best interests of the community and the organization and by requiring disclosure by such covered officials of private financial, or other interests, in matters affecting the county.

Those covered officials are bound to observe in their official acts the highest standards of behavior and to faithfully discharge the duties and responsibilities of their office, regardless of personal considerations, recognizing that public interest must be their primary concern.

Covered officials shall not exceed their authority or breach the law or ask others to do so. They shall work in full cooperation with other public officials and unless prohibited from so doing by law or by the officially recognized confidentiality of their work.

(Ord. No. 2013-02, 3-4-13)

### Sec. 2-12002. - Definitions.

The following words, terms and phrases, when used in the Code of Ethics of Spalding County, shall have the meanings ascribed to them in this section:

- (1) *Code of Ethics* means the Code of Ethics of Spalding County.
- (2) *County* means Spalding County, Georgia.
- (3) *Covered official* means any member of the Board of Commissioners of Spalding County and any person who has been appointed to a position by the Board of Commissioners of Spalding County including, but not limited to, the county manager, the county clerk, and any member of the planning commission, the zoning board of appeals, or any other appointed board. The county attorney is subject to the ethical considerations and disciplinary rules enacted by the State Bar of Georgia, and is also considered a covered official insofar as the application of this chapter. However, enforcement shall be through the procedures as established by the State Bar of Georgia.
- (4) *Gift* means the transfer of anything of economic value, regardless of form, without adequate and lawful consideration. *Gift* also means a subscription, membership, loan, forgiveness of debt, advance or deposit of money or anything of value, conveyed or transferred.
- (5) *Immediate family* means parents, spouse, siblings, children, stepchildren, mothers-in-law, fathers-in-law, sisters-in-law, brothers-in-law, grandparents and aunts or uncles by blood or marriage.

- (6) *Official acts* means acts taken in the course of a member of the board of commissioners capacity as an elected member of the Board of Commissioners of Spalding County. Any act taken in performance of the duties of such a commissioner shall be deemed an official act.
- (7) *Review board* means the five (5) citizens of Spalding County who are chosen to conduct a public hearing based upon the complaint of unethical conduct by a commissioner. Their purpose is to make a factual determination whether or not a violation of the ethics ordinance has occurred. A quorum for the review board shall consist of three (3) members.

(Ord. No. 2013-02, 3-4-13)

Sec. 2-12003. - Text of ethical considerations.

Notwithstanding any provisions of law to the contrary, each covered official of Spalding County shall:

- (1) Uphold the Constitution, laws and regulations of the United States, the State of Georgia, and all governments therein and never be a party to their evasion;
- (2) Never discriminate by the dispensing of special favors or privileges to anyone, whether or not for remuneration;
- (3) Not engage in any business with the government, or allow any member of his/her immediate family to engage in any business with the government, either directly or indirectly, which is inconsistent with the conscientious performance of his/her governmental duties;
- (4) Never use any information coming to him/her confidentially in the performance of governmental duties as a means for making private profit;
- (5) Expose corruption wherever discovered;
- (6) Never solicit, accept, or agree to accept gifts, loans, gratuities, discounts, favors, hospitality, or services from any person, association, or corporation for himself/herself, or any member of his/her immediate family, under circumstances from which it could reasonably be inferred that purpose of the donor is to influence the performance of the official's official duties. For gifts, loans, gratuities, discounts, favors, hospitality, or services solicited, accepted or agreed to accept under circumstances from which it cannot be reasonably inferred that a purpose of the donor was to influence the performance of the official's official duties, the following rules shall apply: A covered official shall publically disclose, prior to discussing or taking any official action or any matter involving the donor, any gift or campaign contribution (cash or in kind) received by him/her, or any member of his/her immediate family, greater than one hundred dollars (\$100.00). (Receipt of gifts and campaign contributions valued at five hundred dollars (\$500.00) or more by a covered official, or member of his/her immediate family, will prohibit the covered official from participating in or taking official action on any matter involving the donor);
- (7) Never accept any economic opportunity for himself/herself, or any member of his/her immediate family, under circumstances where he/she knows or should know that there is a substantial possibility that the opportunity is being afforded with intent to influence his/her conduct in the performance of his/her official duties. All business relationships, regardless of the dollar amount involved, between a covered official, or a member of his/her immediate family, with anyone having business with the county shall be publicly disclosed prior to any discussion or official action being taken on the matter. Should the business relationship provide a covered official, or a member of his/her immediate family, with at least five hundred dollars (\$500.00) on an annual basis, such covered official shall be prohibited from participating or taking official action on any matter involving the person with whom such business relationship exists;
- (8) Shall promptly pay when due all ad valorem taxes due to the City of Griffin, Spalding County and the Griffin Spalding County School System; and



- (9) Shall promptly file any disclosure required by the State of Georgia for public officials as well as pay any fees or penalties which may be assessed by the State of Georgia within ninety (90) days of receiving official notice from the State of Georgia of such fees or penalties.
- (10) Each covered official shall take an oath of office and shall covenant and agree to adhere to the provisions of this ethics ordinance.

(Ord. No. 2013-02, 3-4-13)

Sec. 2-12004. - Procedure for alleged violations.

- (a) Any alleged violations of this Code of Ethics must be submitted by a written, sworn complaint to the Clerk of the Board of Commissioners of Spalding County. Consistent with the open meetings laws, the board of commissioners shall review all complaints against covered officials, except those complaints filed against a member of the board of commissioners. Three (3) members of the board of commissioners must agree that a sufficient basis has been given to warrant a public hearing.

The board of commissioners shall conduct the public hearing to determine whether, based upon clear and convincing evidence, the covered official has violated the Code of Ethics. Covered officials are subject to the following penalties and actions for violations of this Code of Ethics:

- (1) Written reprimand or public censure, which shall be printed in the Griffin Daily News and posted in the courthouse as well as the courthouse annex;
  - (2) In the event a covered official is not an elected official, then and in such event, such covered official may be removed from office for good cause shown. In the event the covered official desires to have a hearing on the matter, a hearing shall be afforded to the covered official, if requested, within ten (10) days of the board of commissioners giving the covered official notice of its intent to remove him from his/her position;
  - (3) In the event the covered official is a member of the board of commissioners, then he or she may be fined in an amount not to exceed one thousand dollars (\$1,000.00) in addition to a written reprimand and/or public censure as provided in paragraph (1) above;
- (b) If a complaint is received by the clerk of the board of commissioners which alleges a prima facie violation of the Code of Ethics by a member of the board of commissioners, then and in such event, the remaining commissioners shall review the allegations, and in the event that three (3) commissioners agree that a prima facie violation of the ethics ordinance is presented, then an independent review board shall be convened. The review board will be comprised of citizens of Spalding County who have been nominated by a county commissioner to serve on the review board. The procedure for establishing a review board shall be as follows:
    - (1) Each commissioner, at the beginning of his/her term, shall appoint three (3) citizens who are Spalding County residents and are registered to vote in Spalding County to be placed in a pool of citizens to serve as a review board.
    - (2) In the event a review board needs to be convened, then and in such event, one (1) member of the review board shall be drawn from the three (3) citizens appointed by each commissioner. The first name chosen will be a member of the review board and a second citizen drawn from the remaining two (2) names shall serve as an alternate in the event that the first person chosen is unable or unwilling to serve. The county clerk shall draw such names and such drawing shall take place in open session. The five (5) people so chosen shall constitute the review board. Three (3) of those chosen shall constitute a quorum.
    - (3) The citizens so appointed shall serve during the term of the commissioner who appointed them. At the expiration of his/her term or at such time as he is no longer a commissioner, they shall cease to serve as that commissioner's appointees. The appointing commissioner may discharge his/her appointees at any time and name other persons to serve in their place.

- (c) The review board will conduct a public hearing based upon the complaint. A majority vote of the review board members present shall determine whether or not a violation of the ethics ordinance has occurred. Upon reaching their decision, the review board shall submit to the county clerk their written findings whether or not a violation of this ordinance has occurred. Upon the filing of said report, the review board shall have completed its duties under this ordinance and shall be discharged from service.

Any person who is aggrieved by the findings of the review panel shall have the right to seek a writ of certiorari to the Superior Court of Spalding County, Georgia.

In the event a violation of the ethics ordinance is determined by the review board to have occurred, then and in such event, a majority of the board of commissioners shall set a penalty as set out above.

(Ord. No. 2013-02, 3-4-13)



**SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY**  
**Discuss date for joint meeting to discuss FLUM, COMP**  
**Plan and review Future Economic Development**

---

**Requesting Agency**

Spalding County Water Authority

---

**Requested Action**

Discuss date for joint meeting with the Water Authority, The Board of Commissioners, Community Development Director, Debbie Bell and Zoning Attorney, Newton Galloway to review the FLUM, COMP Plan and discuss future economic development.

---

**Requirement for Board Action**

---

**Is this Item Goal Related?**

---

**Summary and Background**

---

**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

August 17, 2020 2:00PM - 5:00PM

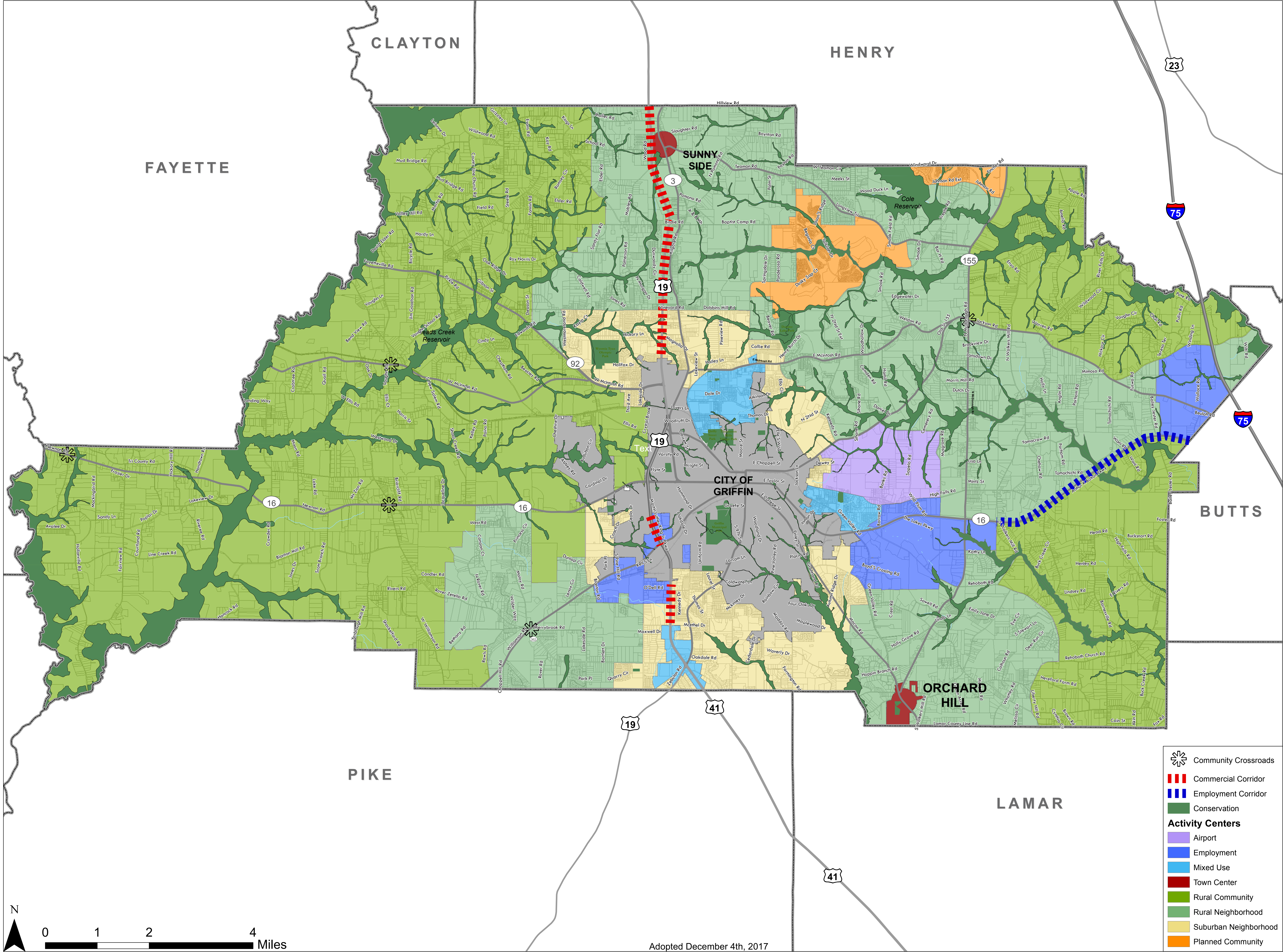
September 21, 2020 2:00 - 5:00PM

**ATTACHMENTS:**

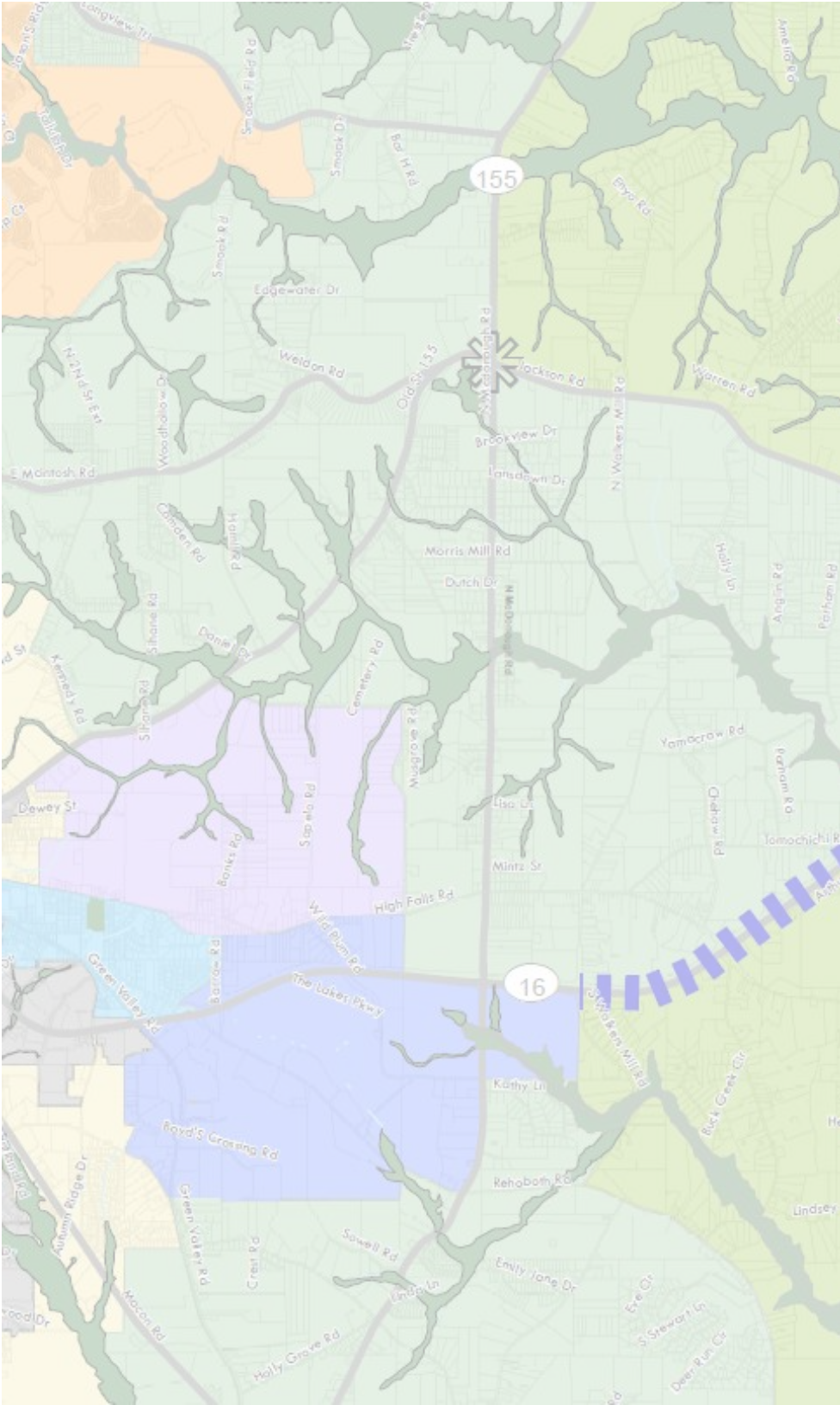
Description	Upload Date	Type
FLUM	6/30/2020	Backup Material
COMP Plan	6/30/2020	Backup Material



# SPALDING COUNTY FUTURE DEVELOPMENT MAP







# Spalding

COMPREHENSIVE PLAN UPDATE

## Spalding County Comprehensive Plan

2017 Update

Adopted 12.4.17

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# Spalding

COMPREHENSIVE PLAN UPDATE

Spalding County Board of Commissioners	Gwen Flowers-Taylor, District 1
	Raymond Ray, District 2 – Vice Chairman
	Rita Johnson, District 3
	Bart Miller, District 4 – Chairman
	Donald F. Hawbaker, District 5
Orchard Hill City Council	James Morgan, Mayor
	Susan Adams
	Julian Jones
	Robert Morgan
City of Sunny Side	William Slaughter, Mayor
	Bruce Ballard
	Chuck Copland
	Clay Davis
	Robert Dull
	Newton Galloway
	Chad Jacobs
	Thomas Imberger
	Brant Keller
	Toussaint Kirk
	B.J. Martin
	Dick Morrow
	Kenny Smith
Project Steering Committee	William Wilson
Consultant Team	Amec Foster Wheeler, Planners for Environmental Quality, Ross + Associates

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# Table of Contents

<b>Chapter 1. Executive Summary.....</b>	<b>1</b>
■ Plan Highlights.....	1
■ Putting the Plan into Action .....	2
Budgeting .....	2
Land Use Regulation .....	2
<b>Chapter 2. Introduction .....</b>	<b>4</b>
■ Purpose .....	4
■ Scope .....	4
■ Why We Plan .....	4
■ Community Participation and Plan Development.....	5
Visioning Process .....	5
■ Chapter Summaries.....	7
<b>Chapter 3. Community Vision .....</b>	<b>8</b>
■ Vision Themes .....	8
Development Patterns .....	8
Resource Conservation .....	11
Social and Economic Development .....	12
<b>Chapter 4. Future Development Guide.....</b>	<b>14</b>
■ Future Development Map .....	14
■ Relationship of Future Development Map to Zoning .....	14
■ Character Area Based Planning .....	14
Spalding County Future Development Map .....	16
■ Character Area Policy.....	17
<b>Chapter 5. Implementation Program .....</b>	<b>29</b>
■ Community Work Program .....	29

- Supplemental Plans ..... 37
- Plan Maintenance ..... 37
  - Annual Review ..... 37
  - Plan Amendments ..... 37
  - Updates to the Comprehensive Plan..... 37

**Chapter 6. Capital Improvements Element..... 38**

**Appendix A. Report of Accomplishments.....A-1**

**Appendix B. Existing Conditions Summary .....B-1**

## Chapter 1. Executive Summary

Spalding County's Comprehensive Plan is a policy document that presents the community's primary goals for achieving its long-range vision for growth and development in the unincorporated portions of the county and in the municipalities of Sunny Side and Orchard Hill.

This executive summary presents **Plan Highlights** and **Putting the Plan into Action**. The first section, **Plan Highlights**, provides a brief overview of the 'Community Vision,' including key goals organized by 'Vision Theme.' **Putting the Plan into Action** summarizes the steps and players involved in the plan's implementation.

### ■ Plan Highlights

Recognizing that unincorporated areas of Spalding County will continue to drive population growth in the county overall, this plan is intended to balance desired opportunities for economic development with residents' preference to maintain rural character in much of the county. This plan also acknowledges the need to plan in more specific detail for community revitalization/redevelopment, open space protection and natural connections (e.g. greenways) with recreation planning, strategic economic development, and transit opportunities.

The Community Vision, as described by detailed strategies in Chapter 3 and the Future Development Guide in Chapter 4, are summarized below by primary goals organized by three Vision Themes: *Social and Economic Development*, *Development Patterns* and *Resource Conservation*. These themes are intended to organize and represent citizens' ideas and concerns related to the topics of economic development, public facilities, community and housing revitalization, land use, natural resources, and historic resources.

### **Social and Economic Development (SED) Goals**

SED Goal 1: Stimulate revitalization activities and redevelopment of blighted properties

SED Goal 2: Create employment opportunities and expand business diversity

SED Goal 3: Maintain high quality services for the citizens of Spalding County

### **Resource Conservation (RC) Goals**

RC Goal 1: Protect water resources and water quality

RC Goal 2: Protect and promote Spalding County's history

### **Development Patterns (DP) Goals**

DP Goal 1: Promote rural development patterns in Rural-designated areas and the protection of open space with new development

DP Goal 2: Create viable mixed-use activity centers

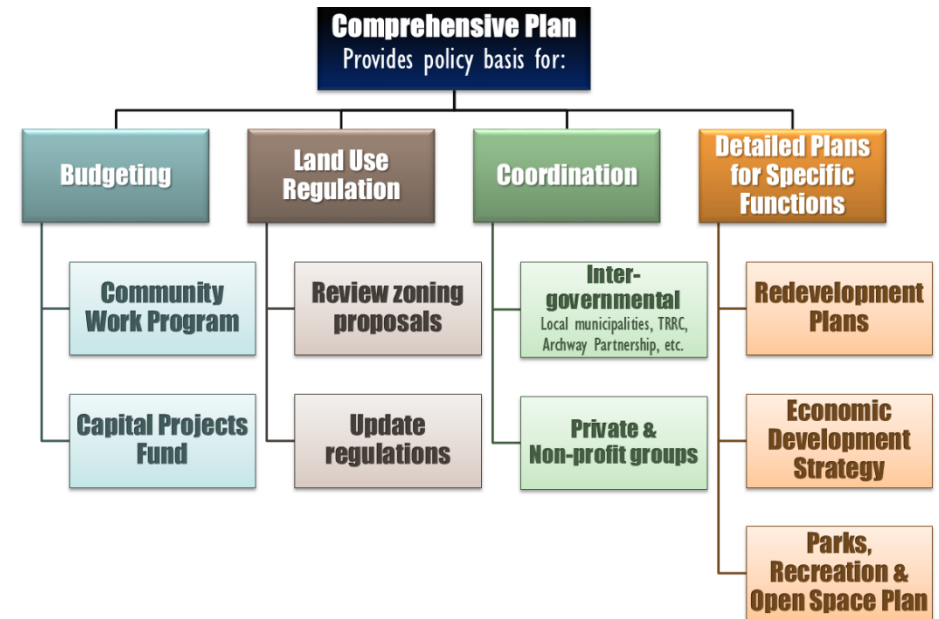
DP Goal 3: Improve community appearance

DP Goal 4: Improve multi-modal connectivity

## ■ Putting the Plan into Action

■ Adopting a comprehensive plan may seem like the end of the process, but actually it represents the beginning of a new phase – implementation. Implementing the plan requires an understanding of the plan recommendations and tools available for putting the plan to work for Spalding County. In short, the plan is a tool that provides a policy basis for:

- Budgeting
- Local land use regulation
- Coordination among local governments, state and federal agencies, utilities, regional agencies
- Detailed plans for specific functions
- Promotion and economic development



## Budgeting

The Implementation Program (see Chapter 5) outlines the overall strategy for achieving the Community Vision for future development and for implementing the Future Development Guide. A five-year Community Work Program (CWP) prioritizes the recommended strategies and assigns responsible parties to each. As presented, it provides elected officials and staff with a prioritized “to-do” list in addition to providing a policy guide.

## Land Use Regulation

The policy basis for land use regulation occurs in two specific ways. First, the Future Development Guide provides a tool for evaluating rezoning requests. Second, local zoning and subdivision regulations sometimes require amendments based on the Comprehensive Plan recommendations.

## ***Future Development Map***

The Future Development Guide (see Chapter 4) consists of the Spalding County Future Development Map and character area policy. The Future Development Map assigns a unique character area to each parcel in Spalding County. The character area policy describes with text and illustrations the vision for growth and development for each character area shown on the map. The Future Development Map is used to guide future rezonings; proposed zone change requests are reviewed for consistency with the character area policy associated with the Future Development Map.

## ***Zoning and Subdivision Regulations***

Evaluation and adoption of changes to regulations that address land use and development is a common follow-up after adoption of a comprehensive plan. The purpose of any updates zoning and/or subdivision regulations is to ensure that local regulatory

tools support the implementation of the Future Development Map and specified goals in this plan.

### ***Public Service Delivery***

The County should review or develop service plans to ensure that they support the goals of the Comprehensive Plan. This includes ensuring that future facilities are planned to meet the service demand promoted by the plan. For example, future planning to provide infrastructure that supports targeted employment growth should be consistent with areas shown on the Future Development Map (and described in the Future Development Guide).

### ***Coordination***

This plan provides the opportunity for the County, municipalities and other entities to view future needs from a common policy playbook. For example, private developers, utility providers, and economic development agencies can each see that the community has designated specific areas for future growth and specific areas for rural preservation. As a result, these entities should be able to work together to ensure that their projects and policies support the Community Vision. In addition, coordination among the County and its municipalities, including Griffin, and with other local (public and private) entities can facilitate implementation of community goals.

### ***Detailed Plans for Specific Functions***

Functional plans address specific government services such as parks, recreation, and economic development. This plan recommends preparation of two stand-alone plans that are coordinated with and supplement the Comprehensive Plan. These individual plans can address issues and concerns raised by stakeholders during the public planning process in greater detail than a comprehensive plan.

## Chapter 2. Introduction

### ■ Purpose

The Spalding County Comprehensive Plan represents the growth and development policy for unincorporated Spalding County and the cities of Sunny Side and Orchard Hill, as expressed by a Future Development Map and supporting goals and implementation strategies. This plan also serves the purpose of meeting the intent and requirements of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on March 1, 2014. Preparation of a plan in accordance with these standards is an essential requirement in maintaining status as a Qualified Local Government (QLG). QLG status allows communities to be eligible for state assistance programs. This plan allows Spalding County to retain its QLG status; each municipality has its own comprehensive plan that it maintains and updates.

### ■ Scope

This plan addresses economic development, housing, natural and historic resources, land use and development patterns, and community revitalization. These 'planning elements' are organized into three Vision Themes (see Chapter 3) for the purpose of expressing community goals and implementing strategies. They are addressed as individual components in the Existing Conditions Summary (see Appendix B), which provides a summary of existing local conditions and trends and was used in the identification of community needs and opportunities.

It is important to note that the topic of transportation is primarily addressed in the Griffin-Spalding Comprehensive Transportation Plan (2016 Update) and the Griffin-Spalding Transit Feasibility Study (2014), both of which are incorporated by reference.

In addition, this plan includes a Capital Improvements Element (CIE), which is required by the state for local governments that charge impact fees. The purpose of a CIE is to establish where and when certain new capital facilities will be provided within a jurisdiction and how they may be financed through an impact fee program. The CIE is an update to the previously adopted element and is provided as an attachment.

### ■ Why We Plan

Comprehensive planning is an important management tool for promoting a strong, healthy community. A comprehensive plan is a significant policy document that guides the physical development of a community; it can be used to promote orderly and rational development so the county can remain physically attractive and economically viable while preserving important natural and historic resources.

The comprehensive plan allows the community to become more certain about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. It helps the County invest its money wisely in infrastructure such as roads, parks, and other facilities to maintain and improve residents' quality of life as well as economic development prospects.

The Spalding County Comprehensive Plan represents these and additional ideas discussed during the public participation process. It lists county-specific needs and opportunities, supporting goals and strategies, desired development patterns and land uses, and a five-year prioritized work program (Community Work Program) to implement the plan.

### ■ Community Participation and Plan Development

Creating a functional comprehensive plan begins with defining a common vision for the future development of the community. A community vision is the overall image of what the community wants to be and how it wants to look at some point in the future. It is the starting point for creating a plan and actions to implement the plan. A successful visioning process requires meaningful participation from a wide range of community stakeholders.

#### Visioning Process

The visioning process, or citizen participation process, for this plan update included multiple layers of participation from residents and stakeholders. Several public workshops, stakeholder interviews, and an online survey provided opportunities for input, as described in this section.

##### ***Kick-Off Meeting***

The countywide Kick-Off Meeting took place in December 2016 at the Spalding County Courthouse Annex. The planning process, schedule, and future public involvement opportunities were presented to the public, who were invited to provide comment and also share their contact information for inclusion on a project e-mail list that was used throughout the development of the plan to distribute meeting and plan status information.

##### ***Visioning Workshops***

Participants provided their input on the future of Spalding County at workshops that were held at three locations at different times/dates in April 2017. The locations were the Griffin Spalding Courthouse Annex, the Griffin Center Point Church and Spalding High School. Public input was received via prioritization exercises, facilitated discussion, and one-on-one conversations with the

planning team. Visioning Workshop participants prioritized and contributed to a list of community Assets, Issues and Dreams that were compiled from responses to a community survey. Participants also provided input during a mapping exercise intended to generate discussion on desired community character (e.g. appropriate land uses, amount of open space, etc.), including which areas of the county are likely to support change or should remain relatively unchanged.

##### ***Open House***

The public was invited to comment on draft recommendations of the plan at a county-wide Open House held in September 2017 at the Spalding County Courthouse Annex. Specifically, goals, strategies and the Future Development Map were displayed for review and comment. The format allowed participants to drop in at their convenience and stay as little or as long as they desired. Participants spoke individually with planning team members and filled out comment forms to present questions or concerns.

##### ***Steering Committee***

A Steering Committee was appointed to provide feedback, advise the planning team, and provide assistance in shaping the overall planning process. The group met four times. Individuals invited to participate on the Steering Committee represented the following:

- Griffin-Spalding County School System
- Griffin-Spalding Development Authority
- Griffin Housing Authority
- City of Griffin (staff and elected officials)
- City of Orchard Hill
- City of Sunny Side
- Spalding County (staff and elected officials)
- Residents



## Community Survey

A 15-question online community survey was developed and promoted throughout the community as another forum for providing public input. It was open from February to June 2017, and hard copies were made available. The surveys were distributed at the public meetings held during the visioning process. Over 500 responses were received.

## Flyers, E-Mail Blasts and Project Webpage

Throughout the planning process, flyers were distributed to announce and promote public meetings. An email distribution list was continually updated and was used to publicize the community survey and public meetings. A dedicated project webpage was created to post meeting announcements, a link to the community survey, draft plan materials, and interactive tools for providing input (general comments as well as site-specific ideas). The website address was [www.spaldingplan.com](http://www.spaldingplan.com).





## ■ Chapter Summaries

The sequence of chapters in this plan is structured to follow the planning process, which can be thought of as answering the questions “Where do we want to be in 20 years?” followed by “How do we get there?” The plan is organized into the following chapters:

- Chapter 1: Executive Summary
- Chapter 2: Introduction
- Chapter 3: Community Vision
- Chapter 4: Future Development Guide
- Chapter 5: Implementation Program
- Appendix A: Report of Accomplishments
- Appendix B: Existing Conditions Summary

The chapters that follow this introductory chapter are summarized below:

### ***Chapter 3: Community Vision***

The Community Vision reflects the community’s vision for growth and development for the next 20 years. This vision, which was developed with an extensive public visioning process, is defined by Vision Themes.

The Vision Themes organize primary needs and opportunities and corresponding goals and strategies under the following headings: Development Patterns, Resource Conservation, and Social and Economic Development. The listed strategies under each topic are used to create the Implementation Program chapter.

### ***Chapter 4: Future Development Guide***

The Future Development Guide defines the community’s desired development patterns and guides future decision-making related

to the physical development of the community. It is comprised of a Future Development Map and supporting character area policy.

This chapter presents the recommended character areas for unincorporated Spalding County and the cities of Sunny Side and Orchard Hill. Character area policy text describes the intent, general characteristics, application, primary land uses, and design principles for each character area, which are areas with unique quality worth preserving or areas that have been identified with the potential to develop into something new or different.

### ***Chapter 5: Implementation Program***

The Implementation Program identifies specific actions necessary to achieve the community’s vision. This chapter incorporates the strategies presented within the Community Vision and Future Development Guide chapters into a plan of action. The Implementation Program includes ordinances, programs, community improvements or investments, additional plans or studies, administrative systems and financing arrangements or other initiatives to be put in place to implement the Comprehensive Plan. The Community Work Program prioritizes strategies to be implemented over the next five years and assigns responsible parties, identifies potential funding sources, and provides a timeline for completion of each. Chapter 5 also details the specifics of maintaining the Comprehensive Plan in accordance with state requirements.

### ***Appendices***

The appendices supplement the information presented in Chapters 1-5 of the Comprehensive Plan as described below:

- Appendix A – Report of Accomplishments (2016-2020 Short Term Work Program)
- Appendix B – Existing Conditions Summary

## Chapter 3. Community Vision

Spalding County has unique needs and opportunities related to its development patterns and projected future growth. The Community Vision chapter uses a series of Vision Themes to describe a shared 'community vision' – what the community envisions for its future – in terms of identified needs and opportunities that are addressed by recommended goals and strategies.

### ■ Vision Themes

The Vision Themes organize primary needs/opportunities identified during the planning process as needing to be addressed, followed by goals and strategies that in turn address these needs and opportunities. Vision Themes represent the ideas and concerns of participants in the planning process and narrow the big picture vision to specific strategies that aim to make the Community Vision a reality. Recommended strategies are presented in the Implementation Program chapter as specific action items to be undertaken by the County.

The themes presented are:

- Social and Economic Development
- Development Patterns
- Resource Conservation

These themes generally address the planning topics of land use and transportation (Development Patterns), natural and historic resources (Resource Conservation), and economic development and housing / community revitalization (Social and Economic Development).

### Development Patterns (DP)

#### **Primary Needs and Opportunities**

**Maintain rural character** – A recurring theme expressed during the visioning process was the need to maintain the county's rural character and small-town feel, regardless of anticipated population growth and desired employment and retail development. Much of the county is already zoned to support agricultural and low-density uses, which is consistent with this vision. The Conservation Subdivision option for residential development is allowed by-right in agricultural and single-family residential zoning districts, and there is the potential to further encourage its use by allowing smaller lot sizes without introducing densities (i.e. 1-acre vs. 2-acre minimum lot size in agricultural zones) that are not incompatible with the area. Elsewhere in the county, new development is subject to tree protection standards, but there is the potential to strengthen them and expand their scope, as single-family subdivisions are currently exempt.

Importantly, public sewer service is not available in much of the county, which has served to keep development pressures in check. While strategic sewer infrastructure investment is needed to support large-scale employment opportunities such as industrial or business parks, it should be focused on suitable growth areas.

**Implement plans that support mixed-use and revitalization needs** – The County has been working to implement the 2009 Tri-County Crossing Livable Centers (LCI) Initiative for the Highway 41/Zebulon Road at the southern county boundary as well as the 2008 North Hill Street Plan, which addresses properties in both Griffin and unincorporated Spalding County in the Experiment community. Ongoing and planned initiatives include zoning amendments and road infrastructure improvements.

Situated between North Hill Street and the West Griffin Activity Center LCI area (2010 study prepared for the City of Griffin) is the greater Experiment area. Its eastern edge is North Hill Street, and the former Dundee Mills site is to the west, with established neighborhoods located in between. Study of this area can help identify and promote redevelopment opportunities; this can be modeled after the West Griffin LCI study, which meets the State's criteria for an Urban Redevelopment Plan and is largely funded by the Atlanta Regional Commission's LCI Program. The resulting plan is more comprehensive in scope than a traditional URP and is a useful tool for guiding development, design, and infrastructure decisions. A similar approach would benefit the predominantly residential East Griffin area, located between the Griffin city limits and the site that will accommodate the relocated Griffin-Spalding Airport.

**Improve community appearance** – Many community survey responses related to the need for addressing property maintenance issues in residential areas, including the condition of homes, outdoor storage of furniture and appliances, and parking of multiple cars on grassed areas. In commercial areas, US 19/41 was cited as needing improvement and there were concerns that the largely undeveloped Arthur K. Bolton Parkway would follow suit if controls are not put in place to control new development. The County recently adopted a Proactive Code Enforcement Policy to ensure consistent, fair, and timely enforcement of its regulations and to prioritize complaints based on severity of risk to the public health, safety and welfare. Coupled with a review of existing property maintenance/junk/litter ordinances, this policy better positions the County to address these issues. Zoning and subdivision regulations can also be evaluated to address aesthetics along 19/41 and new development on AKB Parkway.

**Improve community connectivity** – Support has been expressed for a comprehensive greenway/trail system and routine bus service. These topics were explored in part in the 2010 Spalding County Rail-with-Trail Multi-Use Study and the 2014 Griffin-Spalding Transit Feasibility Study. At present time, it is not pos-

sible for the County to acquire the needed right-of-way to install a trail along the Southern Railway corridor from downtown Griffin to Henry County (near the Heron Bay residential development), and a bus service that can improve access to employment, shopping, and medical destinations requires detailed study.

To improve vehicular flow and safety issues, further study is needed to separate truck and passenger vehicle traffic. Requests have been made to the State for re-designation of SR 155 from downtown Griffin onto S. McDonough to AKB Parkway/SR 16 as a truck route; however, this represents only one segment of a complete bypass that is needed. Truck traffic is increasing on SR 16, and with dedicated truck lanes from Macon proposed in GDOT's Major Mobility Investment Program (MMIP), it is likely that the I-75 exit at SR 16 will further promote truck traffic along this corridor. A new interchange at Jenkinsville Road would provide access where passenger vehicles can be separated from truck traffic and can act as a gateway to downtown Griffin and greater Spalding County.

### ***Goals and Strategies***

#### ***DP Goal 1: Promote rural development patterns in Rural-designated areas and the protection of open space with new development***

- DP Strategy 1.1: Review Agricultural and Residential zoning district requirements to ensure Conservation Subdivisions are promoted; consider allowing 1 acre minimum lot size in AR-1 by special exception approval
- DP Strategy 1.2: Limit sewer infrastructure to targeted development locations and avoid areas intended to support agricultural and low-density residential uses as well as Conservation-designated areas
- DP Strategy 1.3: Evaluate options for the permanent conservation of land during the update of the Parks and Recreation Master Plan Update, which is also recommended to also address 'Open Space'

- DP Strategy 1.4: Maintain agricultural or residential as the primary land use along roadways that do not have a “Corridor” designation on the Future Development Map
- DP Strategy 1.5: Evaluate the effectiveness of tree protection standards and identify potential amendments, as needed, to preserve trees and prevent clear-cutting with new development

### **DP Goal 2: Create viable mixed-use activity centers**

- Tri-County Crossing:
  - DP Strategy 2.1: Evaluate the Tri-County Crossing Overlay District to identify needed updates / impediments to desired development
  - DP Strategy 2.2: Pursue Safe Routes to Schools (STRS) funding for Moreland Road
  - DP Strategy 2.3: Construct Moreland Road extension to Zebulon Road
- Experiment Area:
  - DP Strategy 2.4: Install sidewalks / bike lanes on North Hill Street
  - DP Strategy 2.5: Coordinate land use, zoning and infrastructure activities with Griffin
  - DP Strategy 2.6: Prepare a Redevelopment Plan for the area to guide future development, including reuse of the Dundee Mill Site and coordination with the abutting North Hill Street and West Griffin Redevelopment Areas while protecting and revitalizing existing residential areas
- East Griffin Area:
  - DP Strategy 2.7: Prepare a Redevelopment Plan for the area to guide future development / neighborhood revitalization efforts adjacent to the new airport site

### **DP Goal 3: Improve community appearance**

- DP Strategy 3.1: Identify opportunities to strengthen property maintenance/nuisance ordinances pertaining to junk vehicles, litter, etc.
- DP Strategy 3.2: Review zoning and subdivision regulations (including outdoor storage/display, parking, signs, and interparcel access) for potential amendments that can improve the appearance along US 19/41
- DP Strategy 3.3: Amend the Arthur K. Bolton Overlay District’s design standards to be consistent with the quality achieved with the Lakes at Green Valley Industrial park; amended standards will guide future industrial development along the AKB corridor

### **DP Goal 4: Improve multi-modal connectivity**

- DP Strategy 4.1: Evaluate options for greenways / trails during the update of the Parks and Recreation Master Plan
- DP Strategy 4.2: Prepare an Urban Circulator Connectivity Study (connectivity between areas of activity, such as employment, shopping and medical centers)
- DP Strategy 4.3: Prepare a Griffin By-Pass Study
- DP Strategy 4.4: Prepare an Interchange Feasibility Study for the Jenkinsville Road/I-75 area; upon approval by GDOT, an Interchange Justification Report can be prepared for review by the Federal Highway Administration
- DP Strategy 4.5: Prepare an Interchange Justification Report for the Jenkinsville Road/I-75 area, based on completion/approval of DP Strategy 4.4
- DP Strategy 4.6: Continue to pursue opportunities to implement the Rails-With-Trails Study

## Resource Conservation (RC)

### *Primary Needs and Opportunities*

**Preserve the quality of the county's land and water** – Protection of trees, open space and water resources was cited during the visioning process as important to consider with future growth and development. Tree and open space preservation is a topic that overlaps with maintaining rural character and is addressed under the Needs and Opportunities and Strategies sections for Development Patterns on the preceding pages.

The County has development standards in place for protecting water quality (i.e. wetlands, water supply watershed, floodplain, and groundwater recharge protection districts; soil erosion and control measures; illicit discharge and connection ordinance). Its Flood Damage Prevention Ordinance provides a strong foundation for elective participation in the National Flood Insurance Program's (NFIP) Community Rating System (CRS).

In addition, the County addresses stormwater management through its GAEPD-issued National Pollutant Discharge Elimination System (NPDES) Permit for Small Municipal Separate Storm Sewer Systems (MS4). The NPDES permit program is intended to address water pollution by regulating point sources that discharge pollutants to waters of the United States. Many communities, including Griffin – the first in the state – have adopted a stormwater utility to manage and fund stormwater management activities; Griffin can serve as a local example for the County should this tool be considered.

Although water supply is currently not an issue, Spalding County will continue to coordinate with the Georgia Environmental Protection Division (GAEPD), as needed, to ensure compliance with the Upper Flint Regional Water Plan on water resource management needs.

**Preserve local history as the county grows** – Local historic resources, as identified in a 2015 Historic Resource Survey, are

generally dispersed throughout the county. This recent survey, in conjunction with the Heritage Tourism section of the 2016 Griffin-Spalding Tourism Product Development Resource Team Report, can serve as a foundation for preservation activities. Local expertise and interest can be found in the active Griffin-Spalding Historical Society, which works to stabilize and restore historic properties through a dedicated fund called Preserve Griffin. The Society coordinates with City of Griffin/Spalding County Government, private partners, The Georgia Trust for Historic Preservation, Griffin Housing Authority, and the Griffin-Spalding Land Bank Authority.

### **RC Goal 1: Protect water resources and water quality**

- RC Strategy 1.1: Prepare a feasibility study for the creation of a stormwater utility (an organizational and financial entity that establishes a formal plan of action to secure the funding necessary to operate and maintain a stormwater management program)
- RC Strategy 1.2: Coordinate with the Georgia Environmental Protection Division (GAEPD) on future actions that may be needed to remain compliant with the Upper Flint Regional Water Plan
- RC Strategy 1.3: Research the requirements needed to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) Program to potentially reduce flood insurance premium rates for property owners
- RC Strategy 1.4: Promote public awareness of environmental protection activities/events undertaken by the Spalding County Adopt-A-Stream and Griffin Environmental Council

### **RC Goal 2: Protect and promote Spalding County's history**

- RC Strategy 2.1: Identify opportunities with preservation specialists for meaningful historic resource protection and promotion; coordination with the Three Rivers Regional



Commission preservation planner, the Griffin-Spalding Historical Society, the Griffin-Spalding Land Bank Authority, and the Georgia Historic Preservation Office can identify and prioritize key action items

- RC Strategy 2.2: Adopt a Historic Preservation Ordinance to meet the eligibility requirements of the National Park Service's Certified Local Government (CLG) Program, which provides financial and technical assistance for historic preservation activities
- RC Strategy 2.3: Pursue CLG status to become eligible for federal historic preservation funds (requires adoption of a Historic Preservation Ordinance); CLG funds have been used to prepare infill housing standards
- RC Strategy 2.4: Promote public awareness of historic preservation activities/events undertaken by the Griffin-Spalding County Historical Society

## Social and Economic Development (SED)

### *Primary Needs and Opportunities*

**Revitalize homes and neighborhoods** – In addition to general property maintenance issues, the deteriorated condition of homes and blighted properties were cited by the community during the visioning process as being a significant issue. The Spalding County Community Development Department administers an unsafe building abatement program utilizing County general funds, however demolition and asbestos remediation costs tend to limit the scope of the program relative to the number of homes needing to be addressed. A portion of these funds are currently being applied to a Griffin/Spalding County housing conditions survey to help focus future abatement or other revitalization and rehabilitation efforts.

Although the County routinely coordinates with the City of Griffin (including the Griffin Housing Authority) to address housing issues, it does not have the functions prescribed for a quasi-governmental housing authority, dedicated staff resources, nor the funding sources available to such an entity.

The Griffin-Spalding Land Bank Authority can acquire tax foreclosed properties and sell property to a third party, allowing for the renovation of the homes. As the entity authorized to administer the federal Neighborhood Stabilization Program (NSP), the Land Bank Authority can apply federal funds to purchase and redevelop foreclosed homes and residential properties, purchase and rehabilitate abandoned or foreclosed properties, demolish blighted structures, and redevelop demolished or vacant properties. These funds contribute to very incremental changes, however, as the Land Bank Authority owns over 400 properties across the county. They include both vacant homes as well as undeveloped properties.

### **Recruit higher-paying jobs and diverse retail opportunities to Spalding County**

– The lack of local retail and dining options in addition to well-paying jobs was cited frequently as a concern during the visioning process. Residents expressed frustration at having to travel outside of the county for many shopping and medical needs, and a common perception is that there is a “gas station or Dollar General on every corner.” Residents in Sun City (north of Griffin), in particular, desire nearby commercial opportunities, as envisioned with the original plans for that development. The Village Node zoning classification in place for the area supports neighborhood commercial uses, but development of that nature has been deemed infeasible at this point in time.

Arthur K. Bolton Parkway is recognized by many in the community as being suitable for generating additional employment opportunities, with the Lakes at Green Valley Industrial Park as an acceptable model. The Griffin-Spalding Industrial Authority actively works to attract new industry and expand existing industry in the county, and the Griffin-Spalding Chamber of Commerce is active in the community. In addition, the UGA Archway Partnership pro-

gram provides a forum for local government and economic development leaders to address topics deemed as benefitting community development. Topics include tourism, crime, funding for transportation improvements, and infill housing. Any overlapping economic development initiatives of these three organizations, and any topics that need further attention (i.e. retail recruitment) can be consolidated and addressed in a countywide Economic Development Strategy. A documented strategy can better position Spalding County to identify and recruit appropriate types of businesses based on local factors and market conditions.

**Maintain level of service** – County facilities and services, particularly parks, were identified during the visioning process as both assets and issues. Primary concerns related to upkeep of the existing inventory as well as providing additional and varied types of recreation. Other needs identified during the development of this plan relate to fire protection and zoning administration.

**SED Goal 1: Stimulate revitalization activities and redevelopment of blighted properties**

- SED Strategy 1.1: Adopt infill housing standards to ensure building setbacks, height, and lot coverage are consistent with surrounding homes (more detailed, context sensitive standards, e.g. siding materials, architectural style, etc. can be recommended for Experiment and East Griffin with Redevelopment Plan efforts)
- SED Strategy 1.2: Pursue the creation of a consolidated housing authority with Griffin to maximize financial/staff resources and revitalization opportunities
- SED Strategy 1.3: Use the findings of the Housing Conditions Survey & Market Analysis to prioritize rehabilitation and redevelopment activities
- SED Strategy 1.4: Pursue funding on the next SPLOST referendum for the acquisition of property in blighted are-

as to allow the abatement, demolition and disposal of sub-standard and blighted property

**SED Goal 2: Create employment opportunities and expand business diversity**

- SED Strategy 2.1: Evaluate the Village Node District requirements to identify needed updates/impediments to desired neighborhood commercial uses
- SED Strategy 2.2: Continue to address community and economic development needs (including crime, tourism and infill housing) in conjunction with local leaders on the UGA Archway Partnership Committee
- SED Strategy 2.3: Evaluate the Arthur K. Bolton Overlay District requirements to identify needed updates/impediments to desired development
- SED Strategy 2.4: Coordinate efforts to prepare a countywide Economic Development Strategy that focuses on ways the County can attract and retain the types of businesses that will create varied jobs and local shopping and dining opportunities (partners include the Griffin-Spalding Development Authority, Griffin-Spalding Chamber of Commerce, and Griffin Business + Tourism Association)

**SED Goal 3: Maintain high quality services for the citizens of Spalding County**

- SED Strategy 3.1: Create a Fire Protection Level of Service Master Plan with the City of Griffin
- SED Strategy 3.2: Implement community improvements funded by development impact fees (see CIE)
- SED Strategy 3.3: Update/maintain digital version of City of Orchard Hill Zoning Map
- SED Strategy 3.4: Address incompatible zoning along city-county boundaries

## Chapter 4. Future Development Guide

A key component of the comprehensive planning process is the creation of the Future Development Guide. The guide includes the Future Development Map, which depicts unique character areas that describe the type of development and land uses desired for particular areas. This guide – in addition to the goals and strategies presented in Chapter 3 – explains and helps illustrate the ‘community vision’ for growth and development in Spalding County.

The Future Development Guide includes the three sections shown below:

- Future Development Map
- Character Area-Based Planning
- Character Area Policy

### ■ Future Development Map

The Future Development Map is used to identify the geographic location of the character areas within Spalding County. The character areas are described in detail later in this chapter. The Future Development Map is intended to help guide decision making related to the physical location of development and where the most appropriate scale and intensity of development should occur. While the map recommends land uses and development patterns for a 20-year planning horizon, it is important that it is regularly reviewed to determine if amendments are needed based on changing market and demographic trends or local goals. At a minimum, the plan is required by the Georgia Department of Community Affairs to be updated every five years.

### ■ Relationship of Future Development Map to Zoning

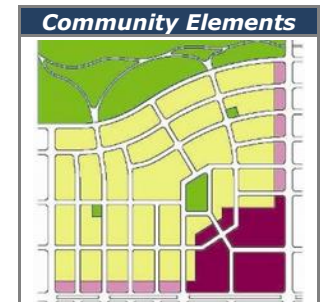
County zoning consists of a zoning map that assigns a zoning classification (one of the county’s agricultural, residential, commercial, industrial or planned development districts) to every property. A zoning ordinance describes these classifications, including their allowable land uses and requirements for how buildings, parking, landscaping, signs and other site features may be placed on a parcel.

The zoning map and zoning ordinance provide properties in Spalding County with certain rights to development, while the Comprehensive Plan’s Future Development Map serves as a guide to the future development of property. The Future Development Map and Character Area Policy should be used as a guide for future rezoning decisions undertaken by the County.


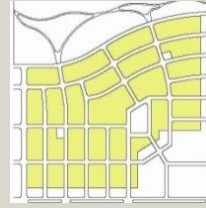

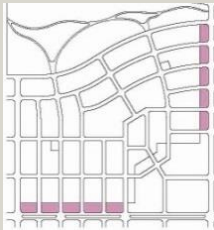
### ■ Character Area-Based Planning

Character area-based planning focuses on the way an area looks and how it functions. Tailored strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired new character for the future.

Character areas are organized by community elements. These elements represent the four basic types of development – the primary ‘building blocks’ of a community – and include open space, neighborhoods, centers and corridors. The table below summarizes general characteristics of each element as well as their application on the Future Development Map as specific character areas. The character areas are further described in this chapter.

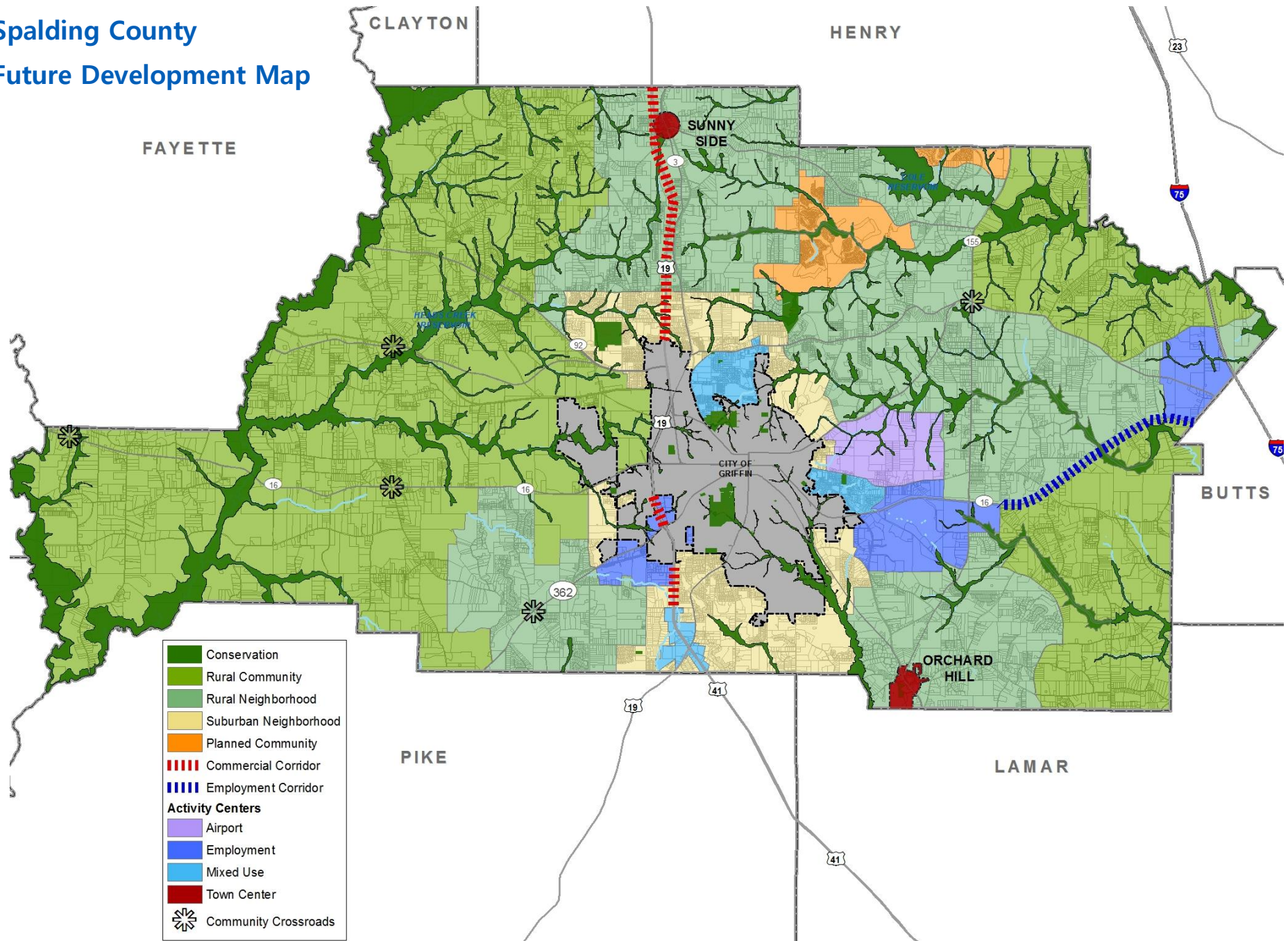




Community Element	Diagram	Summary Description	Character Area*
Open Space		<p>Parks, floodplain, wetlands;</p> <p>Intended to be maintained in a natural state or for passive recreation uses</p>	<ul style="list-style-type: none"> <li>– Conservation</li> <li>– Rural Community*</li> </ul>
Neighborhood		<p>Existing neighborhoods;</p> <p>Areas suitable for new housing development/infill development;</p> <p>New development intended to incorporate/protect open space</p>	<ul style="list-style-type: none"> <li>– Rural Community*</li> <li>– Rural Residential</li> <li>– Suburban Residential</li> <li>– Planned Community</li> </ul>
Center		<p>Provides residents access to a variety of employment, retail, residential, and/or civic uses;</p> <p>May be oriented around a specific use/purpose (e.g. business or industrial park; airport and supportive uses), mixed use centers (includes commercial, residential and/or employment elements), or traditional town centers (Orchard Hill and Sunny Side)</p> <p>Includes smaller neighborhood commercial uses in rural areas</p>	<ol style="list-style-type: none"> <li>1. Activity Centers: <ul style="list-style-type: none"> <li>– Employment Centers</li> <li>– Mixed Use Activity Centers</li> <li>– Town Centers</li> <li>– Airport Activity Center</li> </ul> </li> <li>2. Community Crossroads <ul style="list-style-type: none"> <li>– Rural Community</li> <li>– Rural Neighborhood</li> </ul> </li> </ol>
Corridor		<p>Often links activity centers and neighborhoods;</p> <p>Primary transportation corridors or concentrations of specific land use / development type</p>	<p>Corridors:</p> <ul style="list-style-type: none"> <li>– Employment</li> <li>– Commercial</li> </ul>

\*Includes both open space and neighborhood elements

## Spalding County Future Development Map



### ■ Character Area Policy

Character areas shown on the Future Development Map are described on the following pages. Each page presents a 'character area policy' that represents and describes the character area in terms of the desired development pattern and supporting implementation strategies.

Each character area policy presented in the narrative incorporates the following components:

- **Intent** describes the policy intent of each character area, specifically to *preserve, maintain, enhance* and/or *create* a desired character.
- **General Characteristics** provides a general overview of desired development pattern in terms of characteristics that are more specifically addressed in the Design Principles.
- **Application** provides a general description of areas where the character areas can be found or appropriately applied based on characteristics of the land and infrastructure.
- **Primary Future Land Uses** lists appropriate land uses that support the desired mix and/or type of land uses in a character area.
- **Design Principles** describes the form, function and character of physical elements of the character area. This includes density/intensity, greenspace, transportation and infrastructure (public utilities).
- **Strategies** are the implementation measures needed to achieve the desired development patterns for the character area. They reference strategies identified in Chapter 3: Community Vision.

## Conservation

**Intent: PRESERVE** environmentally sensitive areas and open space for conservation and recreation purposes.

**General Characteristics:** Conservation areas are public or privately-owned properties that are not suitable for development and are intended to be permanently protected for natural area conservation and passive recreation purposes.

**Application:** Conservation areas are located throughout Spalding County, represented primarily by floodplain areas, wetlands, and publicly owned parkland. Mapped Conservation areas also include some existing agricultural and residential uses, and to a lesser extent commercial uses, which are subject to local ordinances that address flood damage prevention as well as wetland, watershed and groundwater recharge protection.

### Primary Future Land Uses

- Undeveloped areas in their natural state
- Passive parks
- Greenways / trails

### Implementation Strategies (see Chapter 3)

- DP 1.2, 1.3
- RC 1.1, 1.2, 1.4

### DESIGN PRINCIPLES

#### Density/Intensity

- Natural landscape with limited recreation-related buildings to provide access to community
- Building placement and exterior materials should blend with surrounding landscape

#### Greenspace

- Natural landscape

#### Connectivity

- Limited vehicular access
- Pedestrian connectivity with greenways, trails

#### Infrastructure

- Generally not applicable (no public sewer in any instance)

#### Illustrative Photos





## RURAL COMMUNITY

**Intent: PRESERVE** agricultural areas in their rural or cultivated state.

**General Characteristics:** Rural Community areas are characterized by agricultural and very low-density single-family residential uses. The development pattern includes larger areas of undeveloped or cultivated land with large distances between buildings and deep setbacks from roadways. Natural areas include extensive tree cover and open space areas due to limited development, as well as creeks, streams and rivers (included in Conservation areas on the Future Development Map) that cross or abut Rural Community areas.

**Application:** Rural Community areas primarily represent private agricultural, large-lot residential or undeveloped land in the western and northeastern/southeastern portions of Spalding County and includes much of the County's Watershed Protection District. The areas are largely outside of the City of Griffin's sewer service area. Extension of sewer lines into Rural Community areas should be discouraged in order to limit development pressures on the area.

Future development should be compatible with the rural character; this includes the use of conservation subdivisions to maximize the amount of open space in new residential developments. Larger lot sizes are encouraged but should be no less than 3 acres, which is consistent with the county's agricultural (AR) zoning classifications. Density-neutral zoning of smaller lots of record is appropriate (i.e. from one single-family residential zoning district to another), however a reduction in single-family residential zoning district lot sizes (i.e. from 2 acres to 1 acre) through the special exception process is inconsistent with the intent of these area.

### Primary Future Land Uses

- Agriculture/forestry
- Very low-density detached single-family residential uses
- Civic benefit uses such as places of worship and public parks
- Greenways / trails

### Implementation Strategies (see Chapter 3)

- DP 1.2, 1.4, 1.5, 4.1
- RC 1.3

## DESIGN PRINCIPLES

### Density/Intensity

- 3-5 acre min. lot size
- A range of agricultural activities, including more intensive agricultural uses than in other areas of the county
- Deep building setbacks with open space on large lots, with the exception that lots may be smaller in density-neutral conservation subdivisions

### Greenspace

- Natural landscape
- Agricultural land
- Residential subdivision design should set aside a high percentage of open space

### Connectivity

- Rural, two-lane roads
- Pedestrian connectivity via greenways and trails

### Infrastructure

- No public sewer

### Illustrative Photo



## RURAL NEIGHBORHOOD

**Intent:** **CREATE** a transition between Rural Community areas and development in Suburban Neighborhood areas, and **MAINTAIN** the existing rural character of the county.

**General Characteristics:** Rural Neighborhood areas are characterized by low-density single-family residential uses and high degrees of open space. Some agricultural uses are found in these areas, but to a lesser extent than is found in Rural Community areas. Smaller lot sizes are found in these areas, but residential densities are still fairly low as compared to Suburban Neighborhood areas. Future development should continue to reflect lower density detached single-family residential uses, and neighborhood design should incorporate a high percentage of open space (i.e. 'conservation subdivision' design) to ensure the overall character remains rural.

**Application:** Rural Neighborhood areas are generally located in east Spalding County, the Rover community south of Griffin, and areas around Orchard Hill and Sunny Side. Future development is intended to support residential densities that are higher than are appropriate for Rural Community areas but less than the more densely developed areas classified as Suburban Neighborhood. Minimum lot size should be no less than 1 acre. Extension of sewer lines into Rural Neighborhood areas should be discouraged in order to limit development pressures.

### Primary Future Land Uses

- Low-density detached single-family residential uses
- Less intensive agricultural uses
- Civic benefit uses such as places of worship, public parks, schools, community centers and county services
- Greenways / trails

### Implementation Strategies (see Chapter 3)

- DP 1.1, 1.2, 1.4, 1.5, 4.1, 4.6
- RC 1.3, 3.2

### DESIGN PRINCIPLES

#### Density/Intensity

- 1 dwelling unit (max.) per 1 acre
- Less intensive agricultural uses
- Deep building setbacks with open space on large lots, with the exception that lots may be smaller in density-neutral conservation subdivisions

#### Greenspace

- Natural landscape
- Agricultural land
- Informal landscaping
- Residential subdivision design should set aside a high percentage of open space

#### Connectivity

- Low vehicular connectivity with generous distance between intersections
- Pedestrian connectivity via greenways and trails; sidewalks in subdivisions

#### Infrastructure

- No public sewer

#### Illustrative Photo



## SUBURBAN NEIGHBORHOOD

**Intent:** **PROTECT** established neighborhoods and **CREATE** residential development consistent with surrounding suburban densities.

**General Characteristics:** Suburban Neighborhood areas are characterized by moderate density residential development and neighborhoods. These areas include established neighborhoods in close proximity to Griffin having lot sizes that tend to be between a ¼ acre (or less) and ½ acre and where infill or revitalization opportunities may exist. New development will continue to be primarily detached, single-family homes, with opportunities for variations in housing types and lot sizes based on surrounding uses and sewer availability.

**Application:** Suburban Neighborhood areas are in close proximity to the Griffin city limits and include a mix of developed residential areas and opportunities for additional development that can be served by public sewer. Most of the area is inside the Griffin sewer service area. Existing neighborhoods tend to mirror in-town neighborhood patterns with smaller lots and a basic street grid; infill or revitalization projects should respect established building setbacks, and house size/style. Beyond existing neighborhoods are areas that can accommodate new residential development, generally at a density of 1 unit per 1 to 2 acres, or higher densities based on sewer availability and compatibility with surrounding densities and dwelling types.

### Primary Future Land Uses

- Moderate density detached single-family
- Two-family dwellings
- Multi-family dwellings where similar land uses are located, generally adjacent to or near the Griffin city limits
- Civic benefit uses such as places of worship, public parks, schools, community centers and county services
- Greenways / trails

### Implementation Strategies (see Chapter 3)

- DP 1.1, 1.5, 3.1, 4.1, 4.6
- RC 1.3
- SED 1.1, 3.2

### DESIGN PRINCIPLES

#### Density/Intensity

- Moderate density (1 to 4 dwelling units per acre for single-family development, dependent on sewer availability)

#### Greenspace

- Formal landscaping with built areas / informal landscaping with passive use areas; protected tree cover
- Residential subdivision design should set aside a high percentage of open space

#### Connectivity

- Moderate to high pedestrian connectivity with sidewalks, greenways and trails/paths
- Moderate (curvilinear streets) to high (street grid) vehicular connectivity

#### Infrastructure

- Public sewer (required for two-family and multi-family; required for single-family if available)

#### Illustrative Photos



## PLANNED COMMUNITY

**Intent: PROVIDE** opportunities for planned residential communities offering local recreation and shopping opportunities.

**General Characteristics:** Planned Community areas are master-planned developments intended to accommodate a mix of residential, commercial, and recreation uses. They are primarily characterized by moderate density detached single-family uses with recreational amenities.

**Application:** Planned Community areas represent the Sun City and Heron Bay Developments. They include the total project area for each, as build-out is expected to continue in the coming years, adding approximately 4,000 new units to the developments combined. These areas also have the potential to accommodate some commercial uses, intended to be within walking distance of residents to serve local needs.

### Primary Future Land Uses

- Moderate density single-family residential (utilizing sewer)
- Neighborhood commercial (smaller-scale retail and services for residents) that is pedestrian accessible
- Recreational amenities

### Implementation Strategies (see Chapter 3)

- DP 1.5, 4.1, 4.2, 4.4, 4.6
- RC 1.3
- SED 2.1

### DESIGN PRINCIPLES

#### Density/Intensity

- Moderate density single-family residential

#### Greenspace

- Formal landscaping with built areas / informal landscaping with passive use areas; protected tree cover

#### Connectivity

- Moderate to high pedestrian connectivity with sidewalks, greenways and trails/paths
- Moderate (curvilinear streets) to high (street grid) vehicular connectivity

#### Infrastructure

- Sewer

#### Illustrative Photos





### COMMUNITY CROSSROAD

**Intent:** **MAINTAIN** and/or **CREATE** access to local goods and services for residents.

**General Characteristics:** Community Crossroads are characterized by clustered commercial development around the intersection of prominent roads. The general development pattern is compact, with stand-alone or a few businesses on a site. However, in more rural areas, a single business typically occupies a property; the building is located close to the street with parking that may be located to the front, side or rear. Future development of Community Crossroads should emphasize the compact, small scale development that supports the immediate surrounding area, including residences and agricultural uses.

**Application:** Community Crossroads are found at intersections of prominent roads in Rural Community and Rural Residential areas where some commercial development is currently concentrated or there is the potential to serve the local area. Extension of sewer should be discouraged to prevent dispersed 'strip commercial' development along corridors outside of the Commercial Crossroads areas.

#### Primary Future Land Uses

- Neighborhood commercial uses (smaller-scale retail and services serving nearby residents)
- Civic benefit uses such as places of worship, parks and community centers

#### Implementation Strategies (see Chapter 3)

- DP 1.2, 1.4
- SED 2.3, SED 2.4

#### DESIGN PRINCIPLES

##### Density/Intensity

- Low; oriented around an intersection, where up to 2 contiguous parcels at each quadrant may be developed unless more specifically shown on the Future Development Map

##### Greenspace

- May be formal landscaping with built areas

##### Connectivity

- Vehicular oriented, generally, with internal pedestrian connectivity

##### Infrastructure

- No public sewer

##### Illustrative Photos



## ACTIVITY CENTER

**Intent:** **PROVIDE** additional employment opportunities and neighborhood services, **SUPPORT** residential uses generally not found in the predominant rural/suburban development patterns of the county, and **MAINTAIN** small-town character.

**General Characteristics:** Activity Centers are characterized by compact, walkable, and higher density or intensity developments. They may also be dedicated to a specific function. These areas provide additional employment opportunities and where appropriate support varied residential uses (e.g. townhomes and loft apartments) that can contribute to a live-work environment. Future development should also emphasize high quality building and site design, including dedicated open/civic space.

**Application:** Activity Centers are classified into four categories: **Airport** (new airport site east of Griffin); **Town Center** (Cities of Orchard Hill and Sunny Side); **Mixed Use** (Experiment [includes North Hill Street area], East Griffin, and Tri-County Crossing LCI areas); and **Employment** (concentrations of existing or potential industrial development, including areas abutting the southwestern Griffin limits, the Lakes at Green Valley Industrial Park to the east, and the Jenkinsville Road area in the northeastern part of the county).

### Primary Future Land Uses

- Airport: Airport facilities and aviation associated businesses
- Town Center: Established development patterns of Sunny Side and Orchard Hill (see page 25)
- Mixed Use: Mix of residential and commercial uses, in accordance with the North Hill Street Area Plan and the Tri-County Crossing LCI Study; for the East Griffin area, predominantly detached single-family (see also page 26)
- Employment: Predominantly light industrial, with emphasis on campus-style development (see also page 27)

### Implementation Strategies

- See the following pages

## DESIGN PRINCIPLES

### Density/Intensity

- Higher density/intensity in general, including higher density residential in Mixed Use areas and higher intensity (i.e. light industrial uses vs. commercial) uses in Employment areas

### Greenspace

- Formal landscaping with built areas
- Open space (civic space)
- Neighborhood and community parks
- Vegetative buffers to minimize impacts on adjacent uses

### Connectivity

- High internal vehicular and pedestrian connectivity

### Infrastructure

- Public water and sewer

### Illustrative Photo

Airport Activity Center Example



## Town Center (continued)

### Primary Future Land Uses

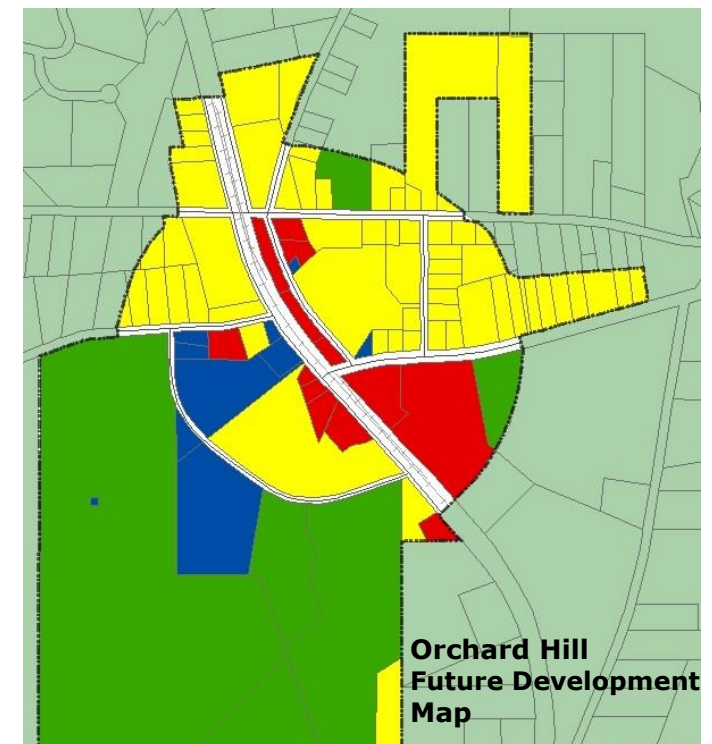
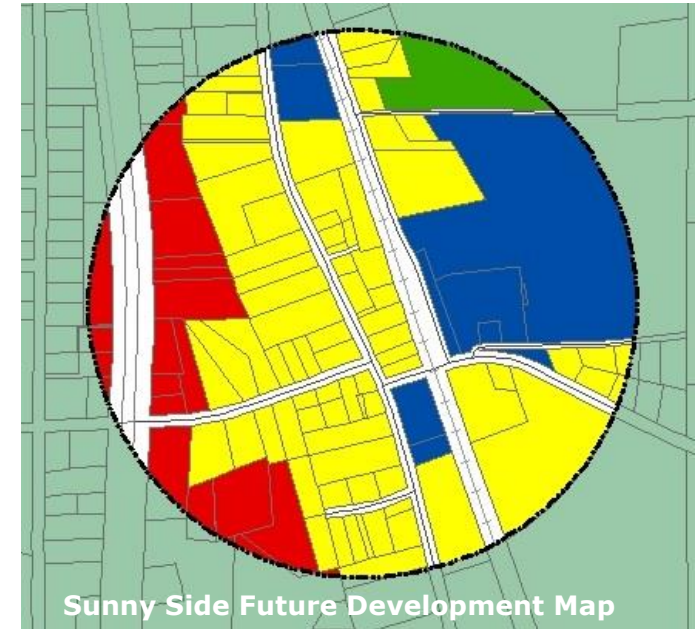
Future development and design in the Cities of Orchard Hill and Sunny Side is intended to complement the traditional, small-town character and established development pattern in each city. As shown in the maps at right, the majority of Sunny Side is recommended for single-family residential uses, with commercial shown where parcels abut US 19/41. The center of town in Orchard Hill along the railroad shows commercial, with residential uses recommended largely to the north and east of the railroad. In Orchard Hill, commercial development is intended to focus on retail and restaurant opportunities, including adaptive re-use of vacant historic structures. In both cities, "public/institutional" uses include local government buildings, facilities and downtown parks, as well as community churches and/or cemeteries. Agricultural uses are consistent with existing uses found in the cities and surrounding rural areas (see Spalding County Future Development Map for additional detail).

Recommended land uses are shown below:

- Single-family detached residential
- Commercial
- Civic benefit uses, including public parks, municipal buildings, and churches
- Agriculture

### Implementation Strategies (see Chapter 3)

- DP 4.1
- RC 2.1
- SED 2.4, 3.3, 3.4





## Mixed Use Activity Center (continued)

### Primary Future Land Uses

#### 1. Experiment Area

- Moderate density detached single-family
- Civic benefit (parks, recreation facilities, community center, etc.)
- Mixed use or commercial in accordance with a redevelopment plan or other County-approved master plan
- Specifically for the North Hill Street corridor: detached single-family, small lot single-family and townhomes, mixed use (retail, office, above shop housing), commercial, parks/open space in accordance with the North Hill Street Master Plan (2008, or as amended); building and site design shall also be consistent with the Master Plan

#### 2. East Griffin Area

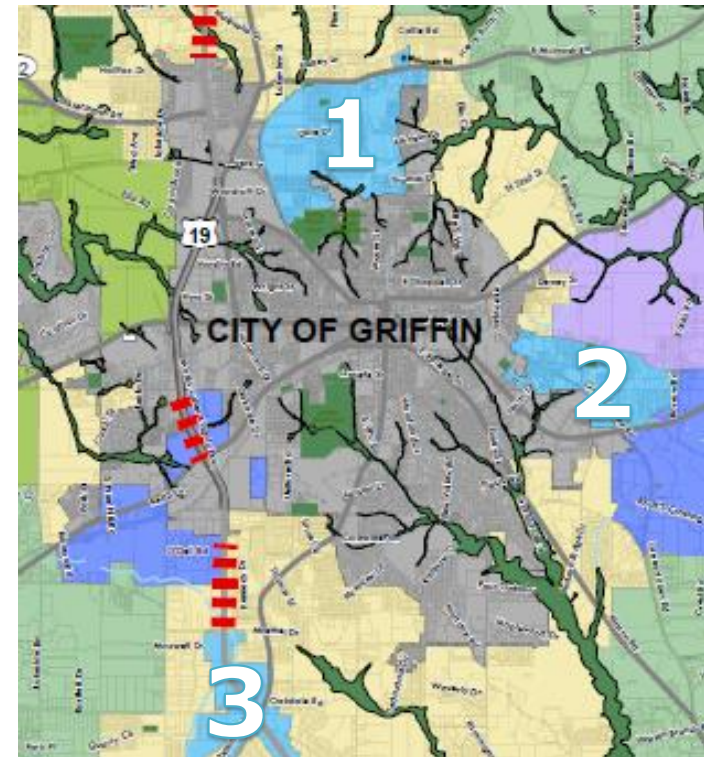
- Moderate density detached single-family
- Civic benefit (parks, recreation facilities, community center, etc.)
- Mixed use or commercial in accordance with a redevelopment plan or other County-approved master plan

#### 3. Tri-County Crossing Area

- Retail, multi-story mixed use, townhome, multifamily, and parks/open space/trails in accordance with the Tri-County Crossing Livable Centers Initiative Study (2009, or as amended) and Tri-County Overlay District

### Implementation Strategies (see Chapter 3)

- DP 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 4.1, 4.2
- SED 1.1, 1.4, 3.2



From North Hill Street Master Plan (L)  
and Tri-County Crossing LCI Study (R)

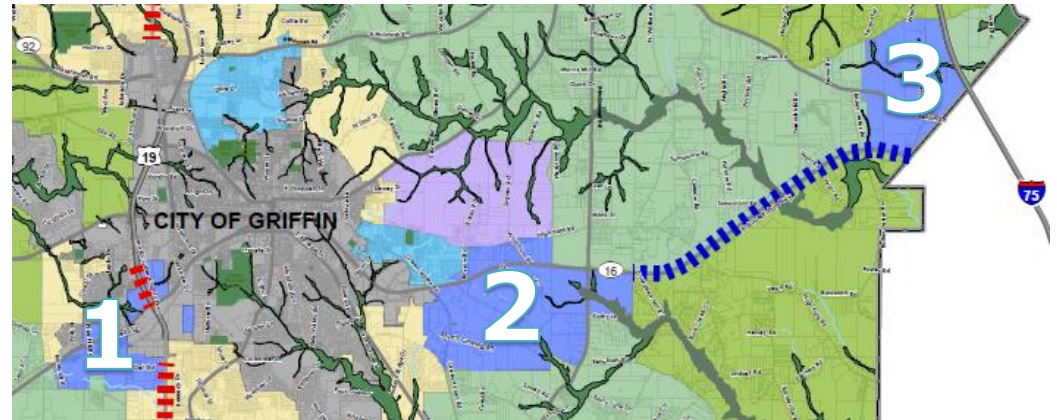
## Employment Activity Center (continued)

### Primary Future Land Uses

1. West side of Griffin
  - Public buildings
  - Light industrial
2. Lakes at Green Valley Area
  - Master-planned / campus-style business park or industrial park
  - Mid-rise office
3. Jenkinsville / I-75 Area
  - Master-planned / campus-style business park or industrial park
  - Light industrial
  - Mid-rise office
  - Master-planned commercial or mixed-use

### Implementation Strategies (see Chapter 3)

- DP 1.2, 3.3, 4.4, 4.5
- SED 2.2, 2.3, 2.4



Employment Activity Center Examples



## CORRIDOR

**Intent:** **ENHANCE** and **MAINTAIN** well-functioning, attractive corridors that serve local needs, facilitate traffic flow, and coordinate land use patterns without encroaching on adjacent and agricultural areas; **CREATE** employment opportunities where a location benefits from interstate proximity and available infrastructure.

**General Characteristics:** Corridors are primary roadways in Spalding County that are predominantly commercial or industrial in nature, or are positioned to be based on land use trends in the area. Due to its proximity to I-75 and sewer infrastructure, Arthur K. Bolton Pkwy (SR 16 east of Griffin) is intended to provide additional larger-scale employment generators, such as master planned industrial parks. The US 19/41 corridor is commercially zoned along its length, making additional commercial development likely where opportunities exist. Here emphasis should be on enhanced building and site design; the same applies to AKB Parkway, but changes in land use east of the Lakes at Green Valley Industrial Park are also anticipated. On both corridors, access management measures (e.g. interparcel access, limited curb cuts) are important so as not to impede traffic flow.

**Application:** Corridors are classified into two categories: **Employment** (AKB Pkwy) and **Commercial** (US 19/41).

### Primary Future Land Uses

- Employment Corridor: Master-planned / campus-style business park or industrial park (primary), other planned developments (commercial or residential; these are secondary uses) that supports primary uses
- Commercial Corridor: Retail and service-based activities to serve local residents (not 'big box')

### Implementation Strategies (see Chapter 3)

- DP 1.2, 3.2, 3.3, 4.2, 4.3, 4.4, 4.5
- SED 2.2, 2.3, 2.4

## DESIGN PRINCIPLES

### Density/Intensity

- Moderate-High

### Greenspace

- Formal landscaping with built areas, including adequate screening adjacent to residential areas and where uses have outdoor displays/storage/sales

### Connectivity

- High internal vehicular and pedestrian connectivity
- Access management to facilitate traffic flow

### Infrastructure

- Public water and sewer

### Illustrative Photos





## Chapter 5. Implementation Program

The Implementation Program identifies the specific measures to implement the Spalding County Comprehensive Plan. The Implementation Program includes the following elements:

- 2017/2018-2022 Community Work Program
- Description of Specific Actions
- Supplemental Plans
- Plan Maintenance

### ■ Community Work Program

The Community Work Program (CWP) table identifies specific implementation actions the County and other entities intend to take during the first five-year timeframe of the planning period. This includes ordinances, programs, plans and studies, community improvements or investments, or other programs/initiatives to be put in place to implement this plan. For each action, the CWP outlines the following information:

- Type of action/strategy
- Brief description
- Timeframe for undertaking the activity (2017/2018, 2019, 2020, 2021, 2022)
- Estimated cost
- Responsible party for implementing the activity
- Funding source
- Strategy reference number (see Chapter 3)

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source	Strategy Reference Number
	2017 / 2018	2019	2020	2021	2022				
Regulations									
Evaluate the Village Node District and the Arthur K. Bolton and Tri-County Crossing Overlay Districts to identify needed updates / impediments to desired development	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund	DP 2.1, DP 3.3, SED 2.1, SED 2.3
Review zoning and subdivision regulations (including outdoor storage/display, parking, signs, interparcel access) for potential amendments that can improve the appearance along US 19/41	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund	DP 3.2
Evaluate tree protection standards and identify potential amendments, as necessary, to preserve trees and prevent clear cutting with new development	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund	RC 1.5
Review Agricultural and Residential zoning district requirements to ensure Conservation Subdivisions are promoted; consider allowing 1 acre min. lot size in AR-1 by special exception approval	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund	RC 1.1
Evaluate zoning ordinance and subdivision regulations for additional changes needed to implement the Comprehensive Plan, which may include zoning amendments to support the North Hill Street Master Plan	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund	DP 2.5, DP 2.6, DP 2.7
Adopt infill housing standards to ensure building setbacks, height, and lot coverage are consistent with surrounding homes (more detailed, context sensitive standards, e.g. siding materials, architectural style, etc. can be recommended for Experiment and East Griffin upon completion of Redevelopment Plans)		✓				Staff Time	Spalding County Community Development Dept.	General Fund	SED 1.1
Identify opportunities to strengthen property maintenance / nuisance ordinances pertaining to junk vehicles, litter, etc.	✓					Staff Time	Spalding County Code Enforcement, County Manager's Office	General Fund	DP 3.1



## Spalding County Comprehensive Plan

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source	Strategy Reference Number
	2017 / 2018	2019	2020	2021	2022				
Adopt a Historic Preservation Ordinance, making the County eligible to apply to the federal Certified Local Government Program	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund	RC 2.2
Apply to the Certified Local Government Program	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund	RC 2.3
<b>Functional Plans</b>									
Update the Parks and Recreation Master Plan; address parks, recreation, and open space (including greenways / trails and greenspace protection)		✓				\$75,000	Spalding County Parks & Rec Dept.	Impact fees; General Fund	DP 1.3, DP 4.1
Create a Fire Protection Level of Service Master Plan with the City of Griffin				✓	✓	\$150,000	County and City Fire Departments	County and City General Fund	SED 3.1
Conduct a feasibility study for the creation of a storm-water utility			✓	✓		\$50,000	County Manager's office and Spalding County Public Works Dept.	General Fund	RC 1.1
Prepare an Urban Circulator Connectivity Study (connectivity between areas of activity such as employment, shopping, and medical centers)			✓	✓	✓	\$150,000	Spalding County	Federal Transit Administration 5307 Grant Funds	DP 4.2
Prepare a county-wide Economic Development Strategy		✓	✓			\$65,000	Spalding County, Griffin-Spalding Development Authority, Chamber of Commerce, Archway Partnership	General Fund	SED 2.4

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source	Strategy Reference Number
	2017 / 2018	2019	2020	2021	2022				
Small Area/Master Plans									
Prepare an Interchange Feasibility Study for the Jenkinsville/I-75 area		✓	✓			\$75,000	Spalding County	SPLOST	DP 4.4
Prepare an Interchange Justification Report for the Jenkinsville/I-75 area					✓	\$150,000	Spalding County	SPLOST	DP 4.5
Prepare a Griffin Truck By-Pass Study		✓	✓	✓		\$150,000	Spalding County and City of Griffin	County and City General Fund	DP 4.3
Prepare a Redevelopment Plan for the Experiment Activity Center		✓	✓			\$75,000	Spalding County Community Development Dept.	LCI Grant Funds; General Fund	DP 2.6
Prepare a Redevelopment Plan for the East Griffin Activity Center			✓	✓		\$75,000	Spalding County Community Development Dept.	LCI Grant Funds; General Fund	DP 2.7
Process/Program									
Use the Future Development Map in the preparation of the next update to the Griffin-Spalding Wastewater Master Plan			✓	✓		Staff Time	Water and Sewer Authority; Community Development Dept.	SCWA	DP 1.2
Pursue the creation of a consolidated housing authority with Griffin to maximize financial/staff resources and revitalization activities	✓	✓	✓	✓	✓		Spalding County Board of Commissioners	General Fund	SED 1.2

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source	Strategy Reference Number
	2017 / 2018	2019	2020	2021	2022				
Continue to address community and economic development needs in conjunction with local leaders on the UGA Archway Partnership Executive Committee	✓	✓	✓	✓	✓	Staff Time	Spalding County, Griffin, Board of Education/Colleges, Chamber of Commerce, Development Authority, Housing Authority	General Fund	SED 2.2
Promote environmental and historic preservation activities and events on social media	✓	✓	✓	✓	✓	Staff Time	Spalding County	General Fund	RC 1.4, RC 2.4
Pursue funding on the next SPLOST referendum for the acquisition of property in blighted areas to allow the abatement, demolition and disposal of substandard and blighted property				✓	✓	Staff Time	Spalding County Board of Commissioners	General Fund	SED 1.4
Maintain residential or agricultural use as the primary use(s) along roadways that do not have a "Corridor" designation on the Future Development Map	✓	✓	✓	✓	✓	Staff Time	Spalding County Community Development Dept.	General Fund	DP 1.4
Pursue Safe Routes to School Funding for Moreland Road	✓	✓					Spalding County Community Development Dept., Board of Education	General Fund	DP 2.2
<b>Inventory/Assessment</b>									
Use the findings of the Housing Conditions Survey & Market Analysis Summary to prioritize rehabilitation and redevelopment activities	✓	✓	✓			Staff Time	Spalding County Community Development Department, Griffin-Spalding Land Bank	General Fund	SED 1.3
Identify opportunities with preservation specialists and advocates to protect and promote historic resources		✓	✓	✓		Staff Time	Spalding County Community Development Department	General Fund	RC 2.1

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source	Strategy Reference Number
	2017 / 2018	2019	2020	2021	2022				
Identify opportunities with historic preservation specialists for the stabilization and reuse of vacant historic buildings in Orchard Hill	✓	✓					City of Orchard Hill, Three Rivers Regional Commission	General Fund	RC 2.1
Update City of Orchard Hill GIS-based zoning map	✓					Staff Time	City of Orchard Hill, Three Rivers Regional Commission, Spalding County Community Development Dept.	General Fund	SED 3.3
Review and address incompatible land use patterns and zoning on properties along city-county boundaries, including shared corridors such as North Hill Street	✓	✓	✓			Staff Time	Spalding County Community Development Dept., Cities of Griffin, Sunny Side and Orchard Hill	General Fund	DP 5.5, SED 3.3
Research the requirements needed to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) Program to potentially reduce flood insurance premium rates		✓	✓			Staff Time	Spalding County Board of Commissioners, Community Development Dept.	General Fund	RC 1.3
<b>Community Improvements/Infrastructure Projects</b>									
Sidewalks on North Hill Street	✓	✓				\$550,000	Spalding County Public Works and Community Development Depts.	Possible T-SPLOST	DP 2.4
Bike lanes on North Hill Street		✓	✓			\$2,333,000	Spalding County Public Works and Community Development Depts.	GDOT, General Fund, Possible T-SPLOST	DP 2.4
Purchase 2 quick response fire trucks	✓					\$588,065	Spalding County Fire Dept.	100% impact fees	SED 3.2 / CIE

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source	Strategy Reference Number
	2017 / 2018	2019	2020	2021	2022				
Purchase library collection materials	✓	✓	✓	✓	✓	\$185,768	Griffin-Spalding County Library	97.2% impact fees	SED 3.2 / CIE
Volunteer Park playground		✓				\$183,000	Parks & Rec Dept.	95.51% impact fees; General Fund	SED 3.2 / CIE
Adult softball complex (5 fields)	✓	✓	✓	✓	✓	\$2,037,400	Parks & Rec Dept.	100% impact fees	SED 3.2 / CIE
Flint River water trail (Blalock to Line Creek)	✓	✓				\$26,000	Parks & Rec Dept.	27.08% impact fees; General Fund	SED 3.2 / CIE
Senior Center walking trail	✓	✓				\$40,000	Parks & Rec Dept.	100% impact fees	SED 3.2 / CIE
Quilly Street restrooms and gravel parking	✓	✓				\$192,150	Parks & Rec Dept.	Parking – 100% impact fees; Restrooms – 99.01% impact fees; General Fund	SED 3.2 / CIE
Carver Road restrooms and gravel parking	✓	✓	✓			\$196,725	Parks & Rec Dept.	Parking – 100% impact fees; Restrooms – 99.01% impact fees; General Fund	SED 3.2 / CIE

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source	Strategy Reference Number
	2017 / 2018	2019	2020	2021	2022				
Big Shanty walking trail	✓	✓				\$75,000	Parks & Rec Dept.	100% impact fees	SED 3.2 / CIE
Big Shanty restrooms			✓			\$183,000	Parks & Rec Dept.	96.04% impact fees; General Fund	SED 3.2 / CIE
Skateboard Park expansion	✓					\$122,000	Parks & Rec Dept.	100% impact fees	SED 3.2 / CIE
Dundee Lake disc golf course	✓	✓				\$213,500	Parks & Rec Dept.	74.27% impact fees; General Fund	SED 3.2 / CIE
Thomaston Park restrooms	✓					\$183,000	\$183,000	99.01% impact fees; General Fund	SED 3.2 / CIE

### ■ Supplemental Plans

Supplemental plans are planning documents that address in detail a specific topic or issue of importance to the community and that have applicable project recommendations for Spalding County. These plans support the implementation of the Comprehensive Plan by addressing identified goals and strategies in Chapters 3 and 4, and their recommendations should be used by the County to identify and prioritize projects in conjunction with the CWP. The supplemental plans listed below are incorporated into the Spalding County Forward by reference:

- Griffin-Spalding Comprehensive Transportation Plan (2016 Update)
- Griffin-Spalding Transit Feasibility Study (2014)
- North Hill Street Master Plan (2008)
- Tri-County Crossing Livable Centers Initiative Study (2009)

### ■ Long-Term Projects

Spalding County intends to address the following projects to support strategies from Chapter 3 beyond the five-year timeframe of the CWP, as follows:

- Phase One of Rails to Trails, Strategy No. RC 4.6
- Extend Moreland Road to Zebulon Road, Strategy No. DP 2.3

### ■ Plan Maintenance

The Board of Commissioners is responsible for maintaining Spalding County Forward to accurately reflect current community conditions and the community's vision and priorities for the future. Specific requirements for amendments and updates are de-

scribed in the Rules of Georgia Department of Community Affairs (DCA) Chapter 110-12-1 "Minimum Standards and Procedures for Local Comprehensive Planning.

### Annual Review

County staff will provide a status of the plan implementation to the Board of Commissioners on at least on annual basis. Specifically, the Community Work Program will be reviewed to identify the status of the implementation measures and an informal progress report will be prepared. If the County chooses, the annual review process can be used to undertake a formal annual update (see below).

### Plan Amendments

According to the DCA rules, the local government determines when a plan amendment is necessary to address changing circumstances that may have detracted from the usefulness of the plan as a guide to local decision-making.

### Updates to the Comprehensive Plan

At a minimum, a plan update must be completed every five years, in accordance with the Local Comprehensive Plan Recertification Schedule maintained by DCA. An annual update option is provided for communities wanting to update their plan on a more frequent basis. The annual update requires submittal of a new fifth year for the CWP and any changes needed for the other years of the CWP, and if needed, changes can be made to other elements of the Comprehensive Plan. For communities collecting impact fees, an annual update of the CWP is required.



## **Chapter 6. Capital Improvements**

### **Element**

The updated Capital Improvements Element is provided as an attachment to the Spalding County Comprehensive Plan.

## Appendix A. Report of Accomplishments

The Report of Accomplishments (ROA) provides a status of each work item identified in the prior Community Work Program (also called Short Term Work Program) for Spalding County (for the years 2016-2020), as indicated in the table on the following pages.



## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Community service centers – Co-locate public facilities such as schools, parks, libraries, and human service centers to make these services more convenient and build stronger community identity in neighborhoods				✓	This is a routine policy followed by the County.
Consistency of land use planning and capital investment decisions - As part of the comprehensive plan update process, coordinate revisions to the Capital Improvements Element with the Future Land Use Plan Map and the provisions of the Land Use Element.	✓				CIE update completed with this plan update; CWP and CIE are used to guide capital improvement decisions, as are recommendations in other plans (e.g. Wastewater Management Plan, Parks & Recreation Master Plan, Comprehensive Transportation Plan, etc.)
Capital Improvements Plan - Strengthen the process by which Capital Improvements are justified and prioritized and coordinate their timing and location with the Comprehensive Plan.	✓				See above.
Fire Station #7	✓				
Fire Station #8				✓	Long-range project (will not be constructed within the next five years)
Purchase replacement Fire Truck				✓	Purchase of 2 Quick Response Fire Trucks identified as needed per updated CIE, for 2018
Create a Greenway Master Plan as part of a new Recreation Master Plan. The Greenway Master Plan should include recommendations on linking the open space in conservation subdivisions together			✓		Not yet completed due to budget constraints. Preparation of a Recreation Master Plan update, to address greenways, is recommended for 2018-2019.

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Incorporate Tri County LCI Trail System into Park and Rec Master Plan; prioritize projects for implementation			✓		Not yet completed due to budget constraints. Preparation of a Recreation Master Plan update, to address trails / greenways, is recommended for 2018-2019.
Design standards for public facilities - require public buildings to meet higher quality standards for site planning and architecture				✓	This is a routine policy followed by the County.
Construct Dundee Lake Park	✓				
Phase One of Rails to Trails			✓		Right-of-way acquisition is not possible in the foreseeable future; to be included as Long-Term Project in 2017 plan (Trails can further be addressed in an update to the Recreation Master Plan, which is recommended for 2018-2019)
Improvements to Volunteer Park			✓		Volunteer Park playground scheduled for 2018 per updated CIE
Thomaston Mill Village Playground	✓				
Adult Softball Complex			✓		5 fields scheduled for construction between 2018 and 2022 per updated CIE
Water Trail - Flint River (Blalock Station to Line Creek)			✓		Scheduled for 2018-2019 per updated CIE

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Senior Center - Walking Trail, Sports Courts			✓		Scheduled for 2018-2019 per updated CIE
Quilly Street - Restroom/Gravel Parking			✓		Scheduled for 2018-2019 per updated CIE
Carver Road - Restroom/Gravel Parking/Dog Park			✓		Restrooms and gravel parking scheduled for 2018-2020 per updated CIE; dog park dropped for the near term
Big Shanty - Building Remodel/Walking Trail			✓		Walking trail to be constructed 2018-2019; restrooms to be added to the site in 2020 per updated CIE
Fairmont Park - Small Spray Pad				✓	Change in priorities
Skate Park Upgrade at City Park			✓		Expansion of skate park scheduled for 2018 per updated CIE
Dundee Lake - Pitch and Run Disc Golf Course			✓		Scheduled for 2018-2019 per updated CIE
Restrooms Thomaston Mill Village Park			✓		Scheduled for 2018 per updated CIE

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Boardwalk to access south side of Dundee Lake Park				✓	Right-of-way acquisition is not possible in the foreseeable future. (Trails can further be addressed in an update to the Recreation Master Plan, which is recommended for 2018-2019)
Coordination with Public Schools - Explore ways to improve community services by cooperative efforts between school and county government, such as joint use of recreation facilities.				✓	Addressed through joint use agreements with BOE
Expand the industrial park on Green Valley Road.	✓				
1,604 SF expansion of the existing E-911 facility				✓	Long-range project (will not be constructed within the next five years)
Expansion of existing Jail Facility 56 beds				✓	Long-range project (will not be constructed within the next five years)
Undertake a study to evaluate the establishment of an agro-science incubator in conjunction with UGA Griffin Campus.	✓				
Establish Community Improvement Districts in commercial centers throughout the county.				✓	CIDs are not a viable tool in the near future; greater concentration of non-residential uses in commercial areas is required
Form an Economic Development Council	✓				



## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Cooperative city-county agreements - Identify more opportunities for joint service and funding agreements between Spalding County and the Cities that will spread the cost and improve the efficiencies of public facilities and services such as garbage collection, parks and recreation, libraries, emergency services, and other facilities and services that are now funded and provided separately.				✓	Addressed through Service Delivery Strategy
Create a Fire Protection Level of Service Master Plan with the City of Griffin			✓		Not yet completed due to budget constraints; scheduled for 2018-2019
Work with the City of Griffin and the Water and Sewer Authority on updating the Water Supply Study and the Wastewater Management Master Plan to be consistent with the new Land Use Plan.	✓				
Establish a process for review of the Comprehensive Plan on an annual basis.	✓				Process included in the 2017 plan update
Amend Future Land Use Map to implement North Hill Street recommendations for County	✓				Addressed in the 2017 Comprehensive Plan Update
Create and enforce a property maintenance code	✓				
Create rural character overlay zoning districts for the following corridors: Teamon Road, County Line Road, McDonough Road, Jackson Road, and Highway 16 between Griffin and Coweta County.				✓	Change in priorities; also, recommended development along these corridors in the 2017 Comprehensive Plan update is rural in nature
Prepare a study and adopt specific measures to conserve agricultural land, the rural economy and rural character.	✓				

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Overlay zoning districts- Prepare special area studies: 1/ IDENTIFY AREAS 2/CONDUCT STUDY 3/PREPARE ZONING/MASTER PLAN			✓		To be addressed with recommended Redevelopment Plans for Experiment and East Griffin Activity Centers (2019/2020 estimated)
Draft Overlay zoning district for Tri-County Site and adopt connectivity framework for boundary area.	✓				
City/County Coordination - Review and correct incompatible land use patterns and zoning on properties along city-county boundary.			✓		Recommended for 2018/2019, to coincide with Griffin's Comprehensive Plan update
Adopt East McIntosh Road Node (North Hill Master Plan) concept plan in Zoning Ordinance for site program, grid pattern and amenities expected for the study area			✓		North Hill Master Plan will be incorporated by reference in the 2017 Comprehensive Plan update, as it is intended to guide land use and development decisions for the Mixed Use (Experiment) Activity Center; changes to the zoning ordinance can be addressed in 2018-2019
Study the possibility of providing incentives to the owners of historic structures for renovation.			✓		Lack of staff resources to implement; Coordination with historic preservation specialists (Griffin-Spalding Historical Society, Three Rivers Regional Commission, State Historic Preservation Office) to identify incentives / tools recommended for 2019-2020
Adopt an Historic Preservation Ordinance			✓		Lack of staff resources to implement; Recommended for 2018
Amend subdivision regulations to improve the conservation subdivision option to include incentives and guidelines for developers. Coordinate with Greenway Master Plan.	✓				

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
I-75/Jenkinsburg Road Interchange Area Study-Prepare a specific land use, zoning and infrastructure plan for the regional center at the proposed I-75/Jenkinsburg Road interchange area.			✓		An Interchange Feasibility Study should be undertaken first, which requires review/approval by GDOT, followed by an Interchange Justification Report (requiring FHWA approval); an Interchange Feasibility Study is being recommended for 2018-2019 to initiate this process of detailed study; IJR recommended 2022 pending approval of IFS
Develop and adopt a TDR (Transfer Development Rights) program				✓	Lack of sewer prohibits the densities required in potential 'receiving areas' needed to make TDR a viable option
Adopt wider minimum stream buffer requirements (75 or 100 feet)	✓				
Conduct a watershed management study in conjunction with GA DNR to identify needed ordinances, education efforts, enforcement improvements and stormwater management.				✓	Watershed Protection Ordinance has been adopted; watershed protection Best Management Practices (BMPs) in support of Cabin Creek and Potato Creek Watershed Protection Plans are in place, and Stormwater Utility Feasibility study recommended for 2019
Conduct a feasibility study for the creation of a stormwater utility			✓		Lack of staff resources to implement; Scheduled for 2019
Create a stormwater utility				✓	Contingent on the findings of the stormwater feasibility study
As part of the Recreation Master Plan, look at ways to permanently preserve wetlands, floodplains and groundwater recharge areas.			✓		Not yet completed due to budget constraints; Preparation of a Recreation Master Plan update, to address tools / opportunities for permanent protection of environmentally sensitive lands, is recommended for 2018-2019

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Seek Safe Walk to School program funds for Moreland Road			✓		Lack of staff resources to address; Scheduled for 2018-2019 in coordination with the Board of Education
Access management - adopt design standards that require interparcel access, employ landscaped medians that limit driveway curb cuts in order to improve traffic safety and efficiency on major thoroughfares.		✓			AKB Overlay (SR 16) addresses interparcel access, and opportunities to address along 19/41 will be evaluated with recommended Zoning Ordinance updates in 2018/2019 (GDOT otherwise controls access along major thoroughfares)
Griffin By-Pass Study - Study the feasibility and need for a truck by-pass around Griffin		✓			Relocation of SR 155 from Jackson Rd. to McDonough Rd. to re-route truck traffic is a near-term project; however, additional study is needed to address a complete by-pass around the city – this is slated for 2018-2019
Improve local roads as per GDOT six-year construction program				✓	Road projects are addressed in the Comprehensive Transportation Plan (2016), which is incorporated by reference
Support the local rails to trails efforts to construct a trail trolley network that would tie in with a larger regional system. Working with GDOT to do Roosevelt Southern Rail Corridor.				✓	Right-of-way acquisition is not possible in the foreseeable future. (Trails can further be addressed in an update to the Recreation Master Plan, which is recommended for 2018-2019)
Extension of Moreland Road to Zebulon Road (LCI Project)			✓		Not yet completed due to funding constraints; Anticipated 2023-2029 with SPLOST funds
Pedestrian/bicycle lanes on North Hill Street			✓		Not yet completed due to funding constraints; 2018-2020 implementation in support of North Hill Master Plan and Connectivity Study
Urban Circulator Connectivity Study (connectivity between activity centers)			✓		Transit Feasibility Study prepared in 2014; additional study of fixed bus service to reach employment, medical and shopping centers anticipated for 2019-2020

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
See 5 Year Implementation Plan (add as appendix) from CTP - OR AS AN ACTION ITEM PRIORITIZE THEM (SELECT THE STUDIES AND OPERATIONAL THAT PW WILL REALLY PURSUE)				✓	Comprehensive Transportation Plan (2016) is adopted by reference in this Comprehensive Plan update

## Appendix B. Existing Conditions Summary

# Existing Conditions Summary

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<b>Introduction .....</b>	<b>1</b>
<b>Socioeconomic Data Summary.....</b>	<b>2</b>
■ ..... <b>Population</b> .....	<b>2</b>
People on the Move .....	2
Ethnic Diversity.....	3
Families .....	3
■ ..... <b>Housing</b> .....	<b>3</b>
Availability .....	3
New Homes .....	4
Housing Entities .....	4
■ ..... <b>The Economy</b> .....	<b>5</b>
Regional Ties .....	5
Economic Base.....	5
Economic Development Organizations.....	6
<b>Land Use.....</b>	<b>8</b>
Existing Land Use Map .....	9
<b>Natural Resources .....</b>	<b>10</b>
■ ..... <b>Environmental Planning Criteria</b> .....	<b>10</b>
■ ..... <b>Floodplains</b> .....	<b>12</b>
■ ..... <b>Regional Water Plan</b> .....	<b>12</b>
<b>Historic Resources .....</b>	<b>14</b>
■ ..... <b>Inventory of Historic Resources</b> .....	<b>14</b>
■ ..... <b>National Register of Historic Places</b> .....	<b>14</b>
■ ..... <b>Historical Markers</b> .....	<b>14</b>
■ ..... <b>Historic Preservation Resources / Tools</b> .....	<b>15</b>

Griffin-Spalding Historical Society.....	15
Certified Local Government Program.....	15
<b>Transportation .....</b>	<b>17</b>
<b>Community Facilities .....</b>	<b>17</b>
<b>Appendix B-1. Detailed Socioeconomic Characteristics .....</b>	<b>18</b>
<b>■.....People .....</b>	<b>19</b>
<i>Table 1: Population Growth 2000-2015 .....</i>	<i>19</i>
Age and Sex .....	20
<i>Table 2: 2010 Population by Age and Sex .....</i>	<i>20</i>
Ethnicity .....	21
<i>Table 3: 2010 Population by Place/Area and Ethnicity .....</i>	<i>21</i>
Those Living in Parts of the Planning Area .....	22
<i>Figure 1: Census Divisions and Component Areas - 2010 .....</i>	<i>22</i>
<i>Table 4: 2010 Population by Unincorporated Area .....</i>	<i>22</i>
<i>Table 5: 2000-2010 Population Changes by Area and Countywide .....</i>	<i>23</i>
Population Trends .....	24
<i>Table 6: Population Trends Since 2010 .....</i>	<i>24</i>
Future Population Growth.....	25
<i>Table 7: Forecasts - Population and Households.....</i>	<i>25</i>
<b>■.....Families.....</b>	<b>26</b>
<i>Table 8: Family Snapshot - 2010.....</i>	<i>26</i>
Tenure Status of Families.....	27
<i>Table 9: Change in Housing Occupancy - 2000-2010 .....</i>	<i>27</i>
<b>■.....Homes.....</b>	<b>28</b>
<i>Table 10: Total Housing Units by Occupancy.....</i>	<i>28</i>
The Housing Supply.....	29
<i>Table 11: Availability of Vacant Housing.....</i>	<i>29</i>
Housing in the Unincorporated Areas .....	30
<i>Table 12: 2000-2010 Housing Changes in the Unincorporated Areas...</i>	<i>30</i>



Housing Trends.....	31
<i>Table 13: Housing Units Authorized by Building Permits .....</i>	<i>31</i>
■ ..... <b>Workers .....</b>	<b>32</b>
Regional Setting.....	32
<i>Table 14: Commuting Patterns - 2010 .....</i>	<i>34</i>
Employment by Industry .....	35
<i>Table 15: Spalding County Employment by Industry.....</i>	<i>35</i>
Employment by Occupation .....	36
<i>Table 16: Occupations of Residents of Spalding County.....</i>	<i>37</i>
<i>Table 17: Occupations of Residents of the Planning Area.....</i>	<i>38</i>
<i>Table 18: Employment and Earnings Trend - Countywide .....</i>	<i>39</i>
<i>Figure 2: Change in Percent of Employment Share – 2010-2014 .....</i>	<i>39</i>
<i>Table 19: Employment Trend - Planning Area .....</i>	<i>40</i>
<i>Figure 3: Percent Change in Planning Area Employment Share.....</i>	<i>40</i>
Future Employment Growth .....	41
<i>Table 20: Employment Projections to 2040.....</i>	<i>41</i>

## Introduction

This Existing Conditions Summary presents an inventory and evaluation of existing local conditions that were used, in conjunction with input from the public participation process, to identify needs and opportunities in the Spalding County Comprehensive Plan. This summary is organized into the following sections:

- Socioeconomic Data Summary
  - Population
  - Housing
  - Employment
- Land Use
- Natural Resources
- Cultural Resources
- Transportation
- Community Facilities
- Appendix B1: Detailed Socioeconomic Characteristics

## Socioeconomic Data Summary

There is no question, from the mass of documentation and analysis of historical data, that the engine generating growth in Spalding County resides in the Comprehensive Plan Planning Area—the part of the county located outside of the city of Griffin.

### ■ Population

The Planning Area has driven population growth in the county since at least the turn of the 21<sup>st</sup> century.

### People on the Move

Between 2000 and 2015, the number of people living in the Planning Area had grown by 15%, adding almost 5,300 residents. Over the same period, the city of Griffin grew by 1.4%, all of which occurred before 2010; since 2010, the Griffin population has decreased by almost 400 people.

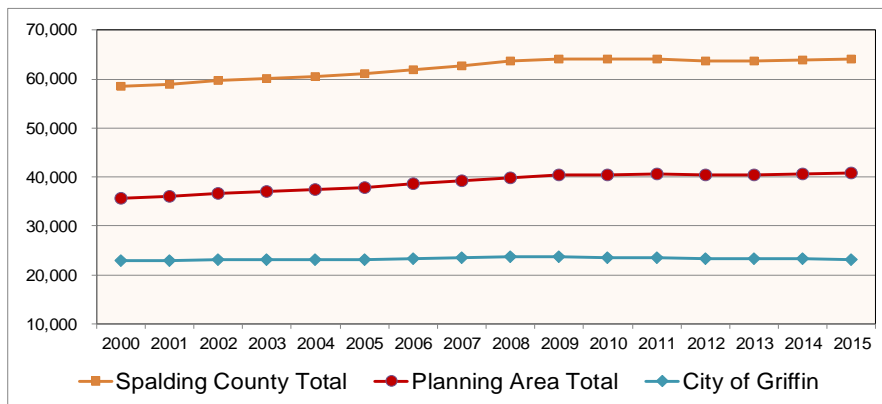
Over these past 15 years, the number of people living in the Planning Area has grown from 61% of the total county population, to 64%. All of the increase has occurred in the unincorporated area.

The 2010 Census reported that almost half of the number of people living in the Planning Area resided in the area surrounding the city of Griffin. While the unincorporated Griffin Area population grew by 15% between the 2000 and 2010 censuses, on a percentage basis it was outpaced by a 26% increase in the Ringgold Area (most likely driven by the Heron Bay and Sun City developments).

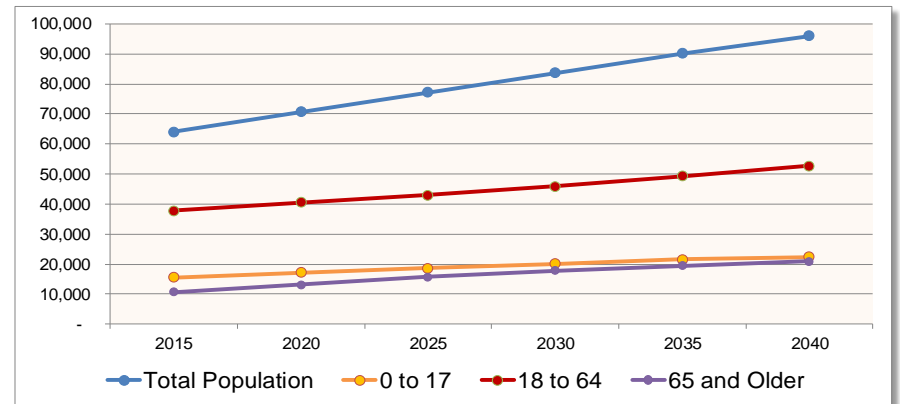
By 2040, it is anticipated that the county will be home to a total of almost 96,000 residents, a 50% increase representing more than 31,900.

Considering the three primary age brackets, the county will see the addition of 6,770 children, over 14,900 working age residents (18-64), and more than 10,200 residents 65 and older.

Population - 2000-2015



Countywide Population Growth to 2040

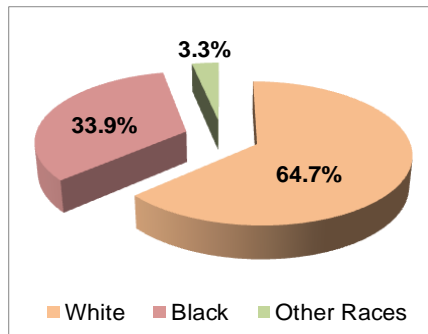


## Ethnic Diversity

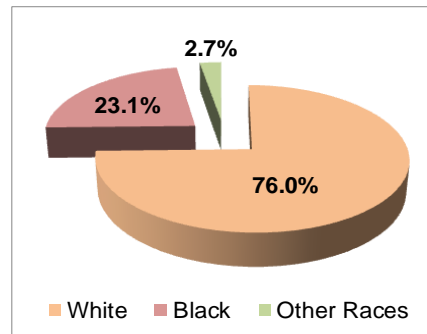
The Black or African American population comprised about one-third of the Spalding County population in 2010, 59% of whom lived in the city of Griffin. As a result, the Planning Area was heavily White (at 74%) while the city of Griffin was majority Black (at 52%). Other nonwhite races represented fewer than 5% of the county population, 59% of whom lived in the Planning Area.

Since 2010, the Census Bureau estimates that slightly more Black or African Americans have moved into the Planning Area than into the city of Griffin, while there has been an opposite shift in other nonwhite races from the Planning Area into the city.

**Spalding County - 2014**



**Planning Area - 2014**



The county's small Hispanic or Latino population (regardless of race) has increased from 3.6% of the county population in 2010 to 4.2% in 2014, notably increasing in number in the Planning Area while showing a decrease in the city of Griffin.

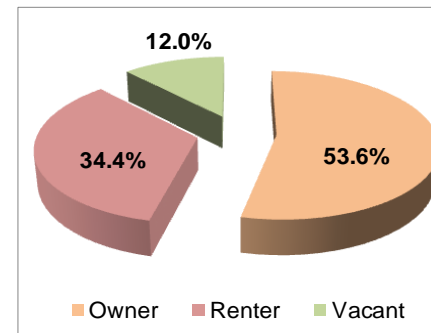
## Families

In 2010, the Planning Area had a higher percentage of traditional families (households composed of two or more related people)

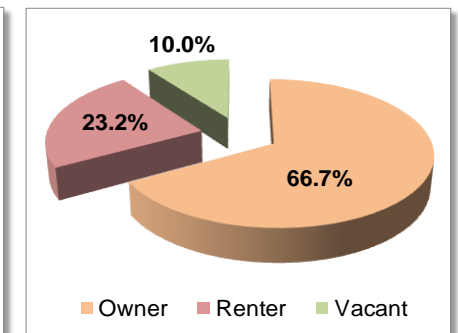
than in the city of Griffin, and a lower percentage of 1-person households than the city.

Home ownership was considerably more prevalent in the Planning Area that year (at 74% of all households) compared to the city of Griffin (at 39%). Conversely, 61% of all households in the city rented their homes compared to only 26% in the Planning Area.

**County Occupancy - 2010**



**Planning Area Occupancy - 2010**



## Housing

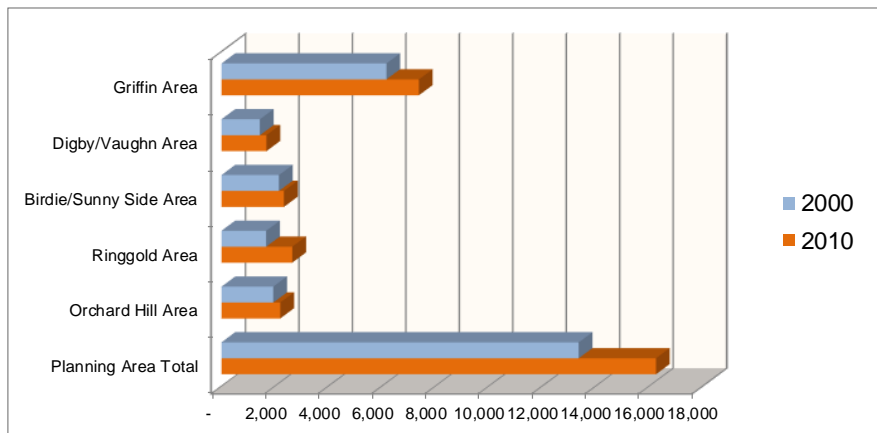
Housing vacancy rates were up in 2010 compared to 2000, clearly a result of the impact of the Great Recession on the county. In the Planning Area, the rate increased from 5.4% to 10% during the decade. In the city of Griffin, the rate increased from 7.9% to 15%.

## Availability

Many of the vacant homes, however, were not available for sale or rent for one reason or another. In Griffin, 70% of the vacant homes were available for sale or rent, while in the Planning Area availability was only 50.5%.

Similar to the increases in the number of people living in the various parts of the Planning Area, the number of homes increased in the most populous area (the unincorporated Griffin Area surrounding the city) by 1,215 units (16.5%) between 2000 and 2010. The greatest percentage increase, however, was experienced in the Ringgold Area (37%) based on the addition of 977 units.

**Increase in the Number of Homes in the Planning Area**



## New Homes

The robust growth in the number of homes in the county was severely curtailed by the collapse of the housing market in 2007-2008 and the lingering after-effects of the Great Recession.

By 2009, the number of building permits issued for new housing construction in the city of Griffin was zero and remained there until 2014 (rising to only 2 new units each in 2015 and 2016).

**New Home Permits**

2001-2016	Spalding County	Planning Area
Total	4,691	3,796
Single Family	4,622	3,796
Multi-Family	69	-

New home construction in the Planning Area began to slide in the 2007-2008 timeframe, and

continued on a generally downward path to a low of only 92 units in 2012 (compared to its high point of 439 units in 2004).

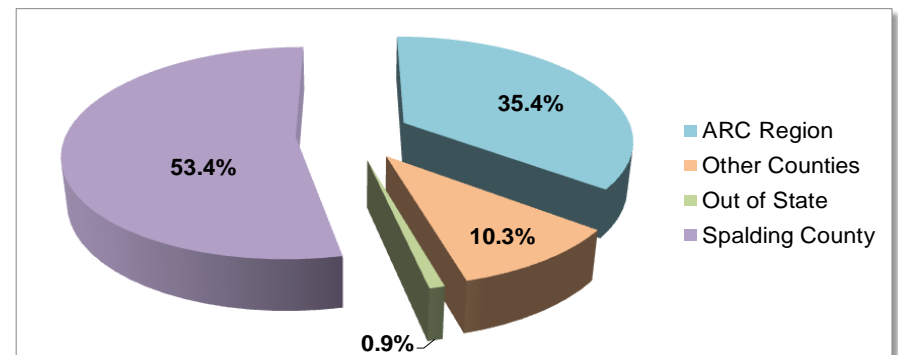
Beginning in 2013, a slow recovery in housing construction in the Planning Area took hold, and appears destined to continue into the future.

## Housing Entities

The County's **Community Development Department** administers an unsafe building abatement program under the Standard Unsafe Building Abatement Code of Spalding County. This code authorizes the County to repair or demolish dwellings that have been deemed unsafe, following a prescribed process. Currently, \$25,000 a year is allocated out of the general fund for demolition of substandard housing units. Demolition and asbestos remediation costs tend to limit the scope of the program relative to the number of homes needing to be addressed. A portion of these funds are currently being applied to a Griffin/Spalding County housing conditions survey to help focus future abatement or other revitalization and rehabilitation efforts.

The County also meets monthly as part of a coordinated County/City of Griffin **'housing council'** to address topical issues in the community; however, it is an informal arrangement as compared to a joint housing authority (the **Griffin Housing Authori-**

**Spalding County Commuters - 2010**



ty was established in 1950 under state charter and provides affordable housing for low-income households in the city limits; it also seeks and administers federal grant monies, such as the Community HOME investment Program [CHIP] for home rehabilitation activities.)

The **Griffin-Spalding Land Bank Authority** was created in 2008 to acquire, manage, maintain and facilitate the redevelopment of underutilized, vacant, blighted, and tax delinquent properties. The Land Bank Authority is the only entity in State Law that is authorized to acquire property without delinquent taxes added on. When the Land Bank Authority acquires tax foreclosed properties, it takes them off the tax digest and seizes delinquent taxes. At this point the Land Bank can sell property to a third party and get the taxes back in good standing. After the properties are purchased they are renovated and then listed with two contracted real estate agents for sale. To date, the Land Bank holds over 400 properties countywide, both developed and undeveloped.

The Land Bank Authority is authorized to implement the federal Neighborhood Stabilization Program (NSP); NSP funds may be used to purchase and redevelop foreclosed homes and residential properties, purchase and rehabilitate abandoned or foreclosed properties, demolish blighted structures, and redevelop demolished or vacant properties.

### ■ The Economy

Spalding County businesses were hit hard by the Great Recession, and only now are beginning to recover.

### Regional Ties

The commuting patterns of workers who live in the county and those who come into the county to work provide a clear picture of

the extent to which Spalding County is economically entwined with the Atlanta Region and other nearby counties.

In 2010, 53% of the people with jobs that lived in the county actually worked there. Thirty-five percent (35%) held jobs in one or another of the counties in the ARC Atlanta Region (primarily Fayette or Henry County). The remaining 12% of employed county residents worked primarily in other counties adjacent to Spalding.

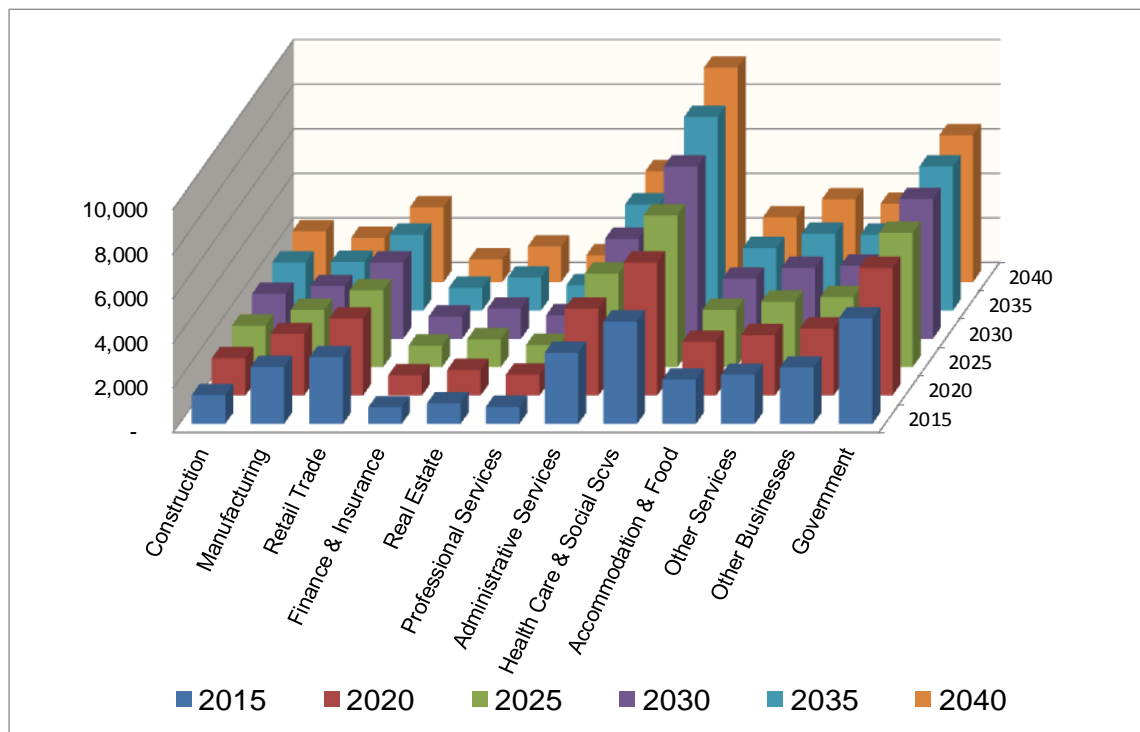
### Economic Base

Between 2005 (before the recession) and 2014, Spalding County saw a net reduction in private sector employment among county businesses of almost 3,400 workers. The reduction was greater by 2010, followed by a small increase of almost 600 workers after that. Hardest hit were Manufacturing jobs, followed by Construction and Retail Sales employment.

Manufacturing employment in the county has continued to slide and is expected to fall an additional 22% by 2040. All other types of business are projected to increase in the number of employees by 2040, particularly among the Administrative and Health Care businesses.

The majority of people living in the Planning Area that have jobs would be called “white collar” workers, concentrated in management, services and sales occupations (and particularly in health care and social services jobs).

## Employment Forecasts by Major Business Category



### Economic Development Organizations

The **Griffin-Spalding Development Authority (GSDA)** is the designated industrial development agency for Spalding County, and is empowered to issue industrial revenue anticipation bonds to build and expand manufacturing and warehousing facilities within the county. The GSDA was created in 1962 as a Constitutional Development Authority in accordance with Georgia state law. It works to attract new industry and expand existing industry in the county. Its twelve members meet monthly to report on projects, plan strategy, consider inducement resolutions for new industries, and to acquire and develop industrial buildings, industrial sites and industrial parks.

The member-based **Griffin-Spalding Chamber of Commerce** includes several committees that address a variety of economic development related topics. These committees include: Small Business, Tourism, Transportation, and Governmental Affairs.

The University of Georgia's **Archway Partnership** is a program that connects Georgia communities with higher education resources to address critical locally identified community and economic development needs. Spalding County has been a participant since 2015, with representation from the County, the City of Griffin, Chamber of Commerce, GSDA, Griffin Housing Authority, and educational institutions comprising a committee that meets to address topics identified as significant to the community: tourism, GSDA funding, crime, mentoring, infill housing, and T-SPLOST.



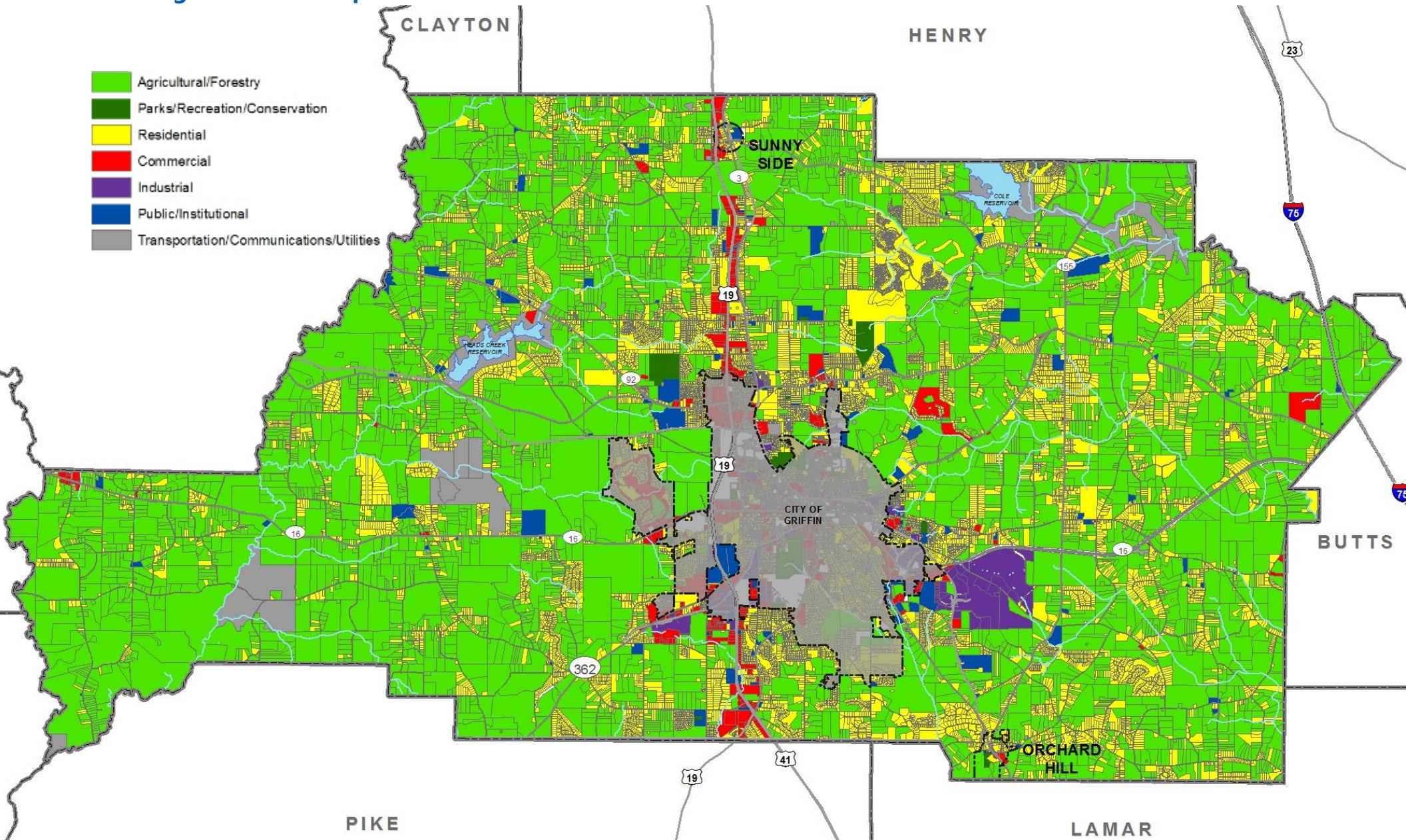
## Land Use

This section describes the nature of existing land use in Spalding County in terms of different land use types. The Existing Land Use Map displays countywide existing land use (including Sunny Side and Orchard Hill), defined as the current use of parcels of land and categorized in the Existing Land Use Categories table. The map was developed through a process of GIS analysis that utilized tax digest data from Spalding County, aerial photography, and windshield surveys.

Predominant land uses in unincorporated Spalding County are agricultural and residential. Large tracts of agricultural land are found throughout western Spalding County, as well as areas close to the eastern county boundary. Commercial uses are concentrated primarily along US 19/14, and larger industrial sites are east of Griffin along SR 16. The cities of Orchard Hill and Sunny Side include a mix of residential, commercial and public/institutional, with some agriculture/forestry outside of the town centers.

Existing Land Use Categories	
Category	Description
Agriculture/Forestry	Land dedicated to agricultural and forestry activities
Parks/Recreation/Conservation	Passive and active recreational uses
Residential	Predominantly single-family uses (including manufactured homes); duplex and multifamily dwellings also represented
Commercial	Non-industrial businesses including retail sales, office, services and entertainment
Industrial	Land dedicated to warehousing, wholesale trade and manufacturing
Public/Institutional	State, federal or local government uses including city halls and government building complexes, police and fire stations, libraries, prisons, schools, etc.
Transportation/Communication/Utilities	Properties devoted to power generation plants, radio towers, telephone switching stations, electric utility substations, and other similar uses

## Existing Land Use Map



## Natural Resources

### ■ Environmental Planning Criteria

In order to protect the state's natural resources and environment, the Georgia Department of Natural Resources (DNR) developed Rules for Environmental Planning Criteria (Chapter 391-3-16). These minimum standards and procedures, also known as Part V Criteria, are required under the Georgia Planning Act to be used by local communities in the development of comprehensive plans. In addition, the Georgia Department of Community Affairs' (DCA) Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-2-1) require local governments to review the Part V Criteria to determine if there is need to adapt development regulations to address protection of the following natural resources:

- Water Supply Watersheds
- Groundwater Recharge Areas
- Wetlands
- Protected Rivers
- Protected Mountains

The Compliance with State Environmental Planning Criteria table in this section indicates whether these natural resources are present in Spalding County and, if so, associated protection efforts. See also the Natural Resources Map in this section.



Compliance with State Environmental Planning Criteria			
Resource	Definition <sup>1</sup>	Location	Local Protection
Water Supply Watershed	The area of land upstream of a governmentally owned public drinking water intake	Most of western and northern Spalding County (includes both small and large water supply watersheds)	Watershed Protection Ordinance: <b>Yes</b>
			Typical provisions: Enhanced stream buffer requirements and limitations on impervious surface
Groundwater Recharge Area	Any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer	As delineated by the DNR in Hydrologic Atlas 18, 1989 edition, there are three small, dispersed locations of low pollution susceptibility at the county's borders with Fayette, Henry and Butts Counties	Groundwater Recharge Area Protection Ordinance: <b>Yes</b>
			Typical provisions: Septic tank/drain field placement regulations; special requirements for agricultural waste impoundment and uses with hazardous materials
Wetland	Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions	Countywide, as delineated by the U.S. Fish and Wildlife Service National Wetlands Inventory	Wetlands Protection Ordinance: <b>Yes</b>
			Typical provisions: Uses associated with hazardous waste are prohibited; local development permit is required for regulated activity
Protected River	Any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second as determined by appropriate U.S. Geological Survey Documents	The Flint and Towaliga Rivers do not meet the definition for a "protected river"	Not applicable
Protected Mountain	All land area 2,200 feet or more above mean sea level, that has a slope of 25% or greater for at least 500 feet horizontally, and shall include the crests, summits, and ridge tops which lie at elevations higher than any such area	There are no protected mountains in Spalding County	Not applicable

<sup>1</sup> Source: DNR Rules for Environmental Planning Criteria (Chapter 391-3-16)

### ■ Floodplains

In addition to the natural features identified in the table on the preceding page, floodplains are found throughout the county. A floodplain is any land area susceptible to being inundated by water from any source. Floodplains serve three major purposes: natural water storage and conveyance, water quality maintenance, and groundwater recharge. Unsuitable development can prevent floodplains from serving their purpose. For example, any fill material placed in the floodplain eliminates essential water storage capacity, causing water elevation to rise, resulting in the flooding of previously dry land. Spalding County's 100-year floodplains are shown on the Natural Resources Map in this section. The 100-year floodplain is an area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

The County has adopted a Flood Damage Prevention ordinance, which sets forth standards for development within the floodplain. A community's floodplain management activities, including having effective ordinances in place, can make it eligible to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS). The CRS program is a voluntary incentive program that recognizes and encourages activities that exceed the minimum NFIP requirements. Depending upon the level of participation, flood insurance premium rates for policyholders can be reduced up to 45%. Griffin participates in the CRS Program, but Spalding County does not.

### ■ Regional Water Plan

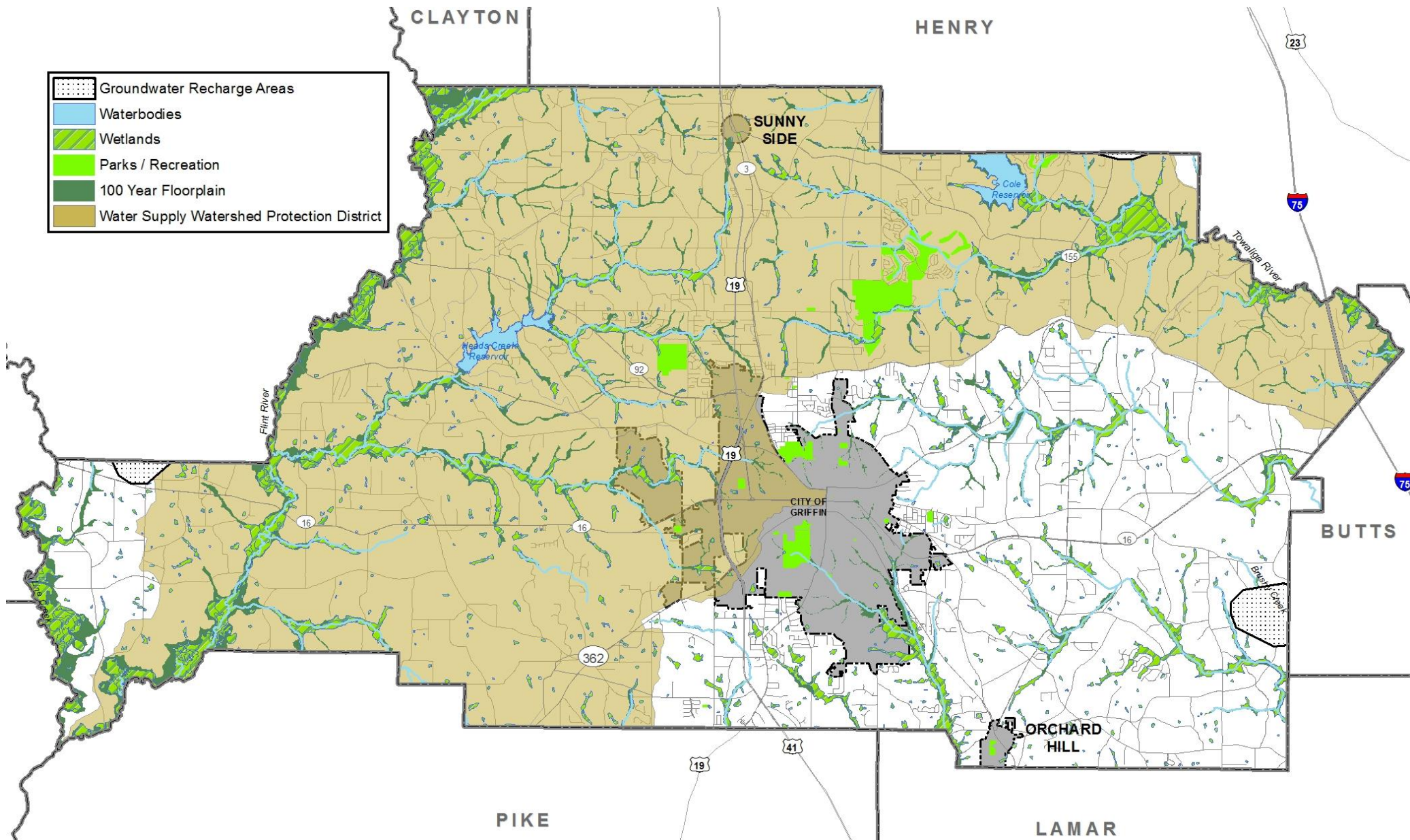
DCA's Minimum Standards and Procedures for Local Comprehensive Planning require local governments to review the Regional Water Plan when preparing a comprehensive plan to determine whether additional or modified regulations/actions are needed. The Upper Flint Water Planning Council coordinates regional wa-

ter planning efforts for a 13-county area, including Spalding County. In June 2017 the Council adopted an update to the Upper Flint Regional Water Plan. The Plan identifies water management practices by four types: demand management, supply management and flow augmentation, water returns management, and water quality.

Spalding County currently purchases its water from the City of Griffin, and there are no active plans to expand the County's system of water lines (it serves approximately 90% of homes); any new development is required to provide the necessary infrastructure. Local water conservation measures include the county's proactive leak detection system and, indirectly, a rate structure established by the Spalding County Water Authority (SCWA) that increases when a customer's water consumption increases. Overall, the past decade has seen a drop in water consumption by SCWA customers.

Current water quality protection measures in place include the Spalding County Illicit Discharge and Connection Ordinance and Soil Erosion and Sedimentation Control Ordinance, which have been identified in the City of Griffin's 2012 Potato Creek Watershed Protection Plan Update and Cabin Creek Watershed Protection Plan as watershed best management practices (BMPs).

Natural Resources Map





## Historic Resources

### ■ Inventory of Historic Resources

Historic resource surveys provide a working base for communities in devising a local preservation strategy. In 2015 a survey of unincorporated Spalding County was conducted by FindIT, a state-wide cultural resource survey program sponsored by the Georgia Transmission Corporation (GTC) in partnership with the Georgia Department of Natural Resources (DNR), Historic Preservation Division (GA SHPO). The program is housed in the College of Environment + Design at the University of Georgia.

The survey found that a total of 128 buildings and/or sites (primarily cemeteries) have some historic significance, and of those, 14 appear to meet the criteria for eligibility for the National Register of Historic Places. Another 79 'may meet' the criteria. Sixteen of the surveyed resources are vacant, which makes them more susceptible to vandalism and fire. Many of the vacant properties were found to maintain excellent historic integrity.

The Historic Resources Map in this section shows the locations of the surveyed resources, which include buildings and cemeteries. The buildings are categorized by age: those built before 1900; between 1900 and 1920; and, between 1920 and 1960. The public can view the resources and detailed information from the survey on DNR's official web-based database system: NAHRGIS (Natural, Archaeological, and Historic Resources Geographic Information Systems).

### ■ National Register of Historic Places

The National Register of Historic Places (National Register) is the official list of the nation's historic and archaeological resources worthy of protection. A program of the U.S. Department of the

Interior's National Park Service, the National Register is intended to identify, evaluate and protect historic places. As an honorary designation, National Register status places no obligations or restrictions on private owners. However, in order to take advantage of incentive-based preservation programs such as the 20% Federal Historic Preservation Tax Incentives Program, rehabilitation projects must retain a property's historic character by following the Secretary of the Interior's Standards for Rehabilitation.

The National Register includes three historic resources in unincorporated Spalding County, as shown on the Historic Resources Map: Old Gaisert Homeplace (aka Mary Brook Farm or The Williamson Place, 1820s), Mills House and Smokehouse (aka Brookfield Plantation, 1870s) and Double Cabins (aka Mitchell-Walker-Hollberg House, circa 1842).

### ■ Historical Markers

Historical markers educate citizens and visitors about the people and events that shaped Georgia's past and present. The Georgia Historical Society has managed the state markers program since 1998. Prior to that time markers were placed by the Georgia Historical Commission. Local historical societies may also erect markers.

Historical Markers in Spalding County <sup>1</sup> (outside of Griffin City limits)	
Marker Name	Location
John McIntosh Kell	Old US 41 near Sunny Side
First Paving	Macon Rd. between Griffin & Orchard Hill
First Grain Elevator	Macon Rd./Swint Rd. intersection in Orchard Hill
Ringold Community	Jackson Rd., east of N. McDonough Rd.

<sup>1</sup> Source: Georgia Historical Society

### ■ Historic Preservation Resources / Tools

#### Griffin-Spalding Historical Society

The Griff-Spalding Historical Society is a non-profit organization formed in 1969. It holds annual events and meetings to promote the history of Griffin and Spalding County and to raise funds to preserve local historic places. The organization administers Preserve Griffin, a fund for the stabilization and restoration of historic properties. Toward that end, the Historical Society partners with City of Griffin/Spalding County government, The Georgia Trust for Historic Preservation, private donors/sponsors, the Griffin-Spalding Land Bank Authority, and the Griffin Housing Authority. A recent collaboration resulted in the stabilization of the 1910 Haisten's Building and its ultimate sale through an agreement with the Land Bank Authority and The Georgia Trust.

Athens used a CLG grant to prepare model affordable house plans to guide infill development in a historic neighborhood, which could be an idea for Spalding County to consider given the high number of lots (many of them vacant) controlled by the Griffin-Spalding Housing Authority.

#### Certified Local Government Program

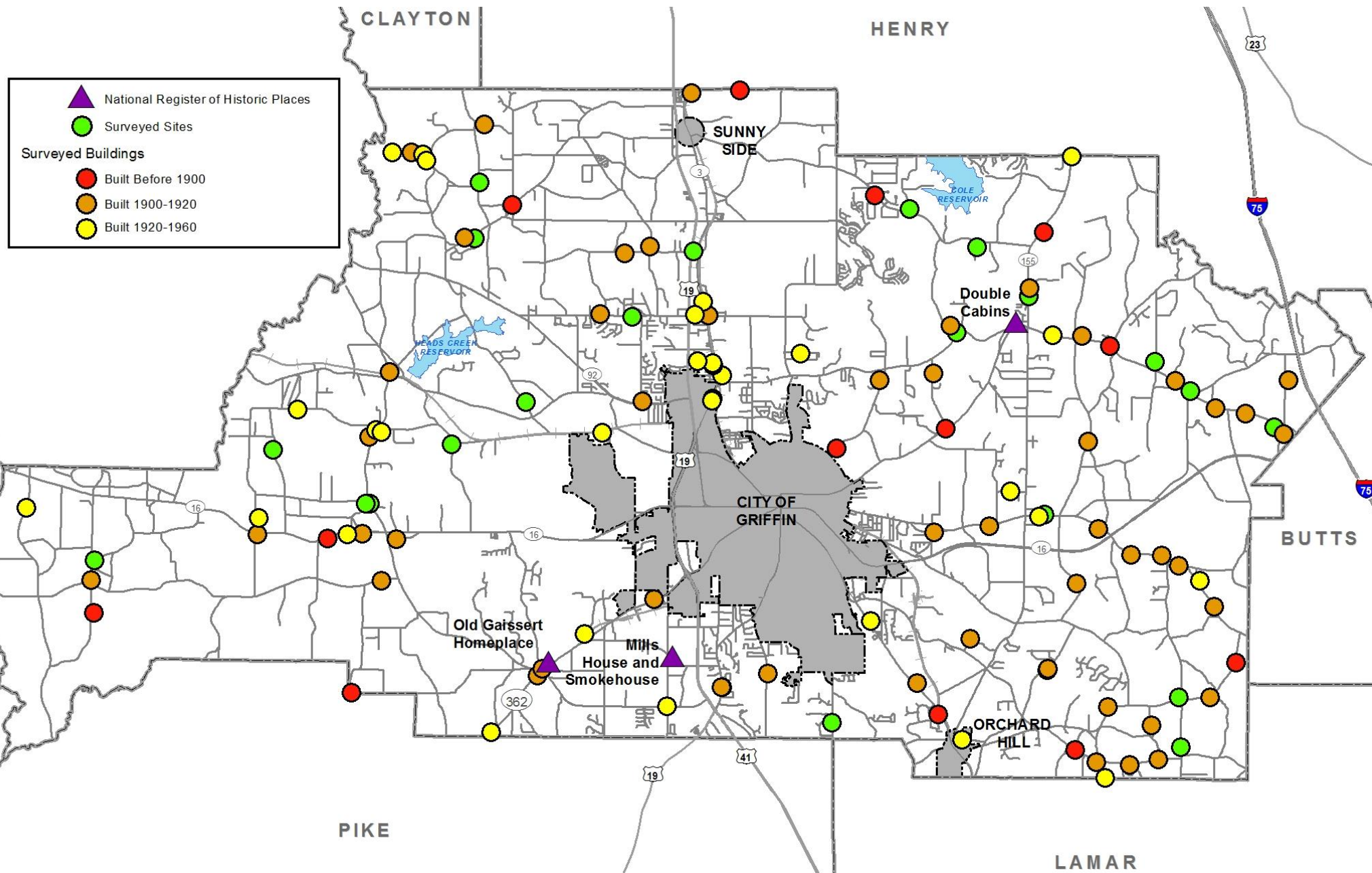
The Certified Local Government Program (CLG) is a federal program administered at the state level by HPD. Any city, town, or county that has enacted a historic preservation ordinance and enforces that ordinance through a local preservation commission, is eligible to become a CLG.

The benefits of becoming a CLG include eligibility for federal historic preservation grant funds, the opportunity to review local nominations for the National Register prior to consideration by the Georgia National Register Review Board, opportunities for technical assistance, and improved communication and coordination among local, state, and federal preservation activities.

The City of Griffin is a CLG. Although historic resources in unincorporated Spalding County tend to be dispersed contrasted to Griffin, the county can easily adopt the required historic preservation ordinance as an initial step of becoming a CLG. The City of



## Historic Resources Map



## **Transportation**

NOTE: The Griffin-Spalding Comprehensive Transportation Plan (2016 Update) and the Griffin-Spalding Transit Feasibility Study (2014) evaluate local conditions and are substituted for documentation in this Existing Conditions Summary.

## **Community Facilities**

NOTE: Community Facilities are addressed in the Capital Improvements Element, which is provided as an attachment to the Spalding County Comprehensive Plan.

## Appendix B-1. Detailed Socioeconomic Characteristics

## ■ People

Population growth in Spalding County since 2010 has fallen dramatically compared to the previous decade, and compared to the state. Since 2000, the county as a whole has seen an increase in its population of less than 9%, while Georgia's population grew over 24%.

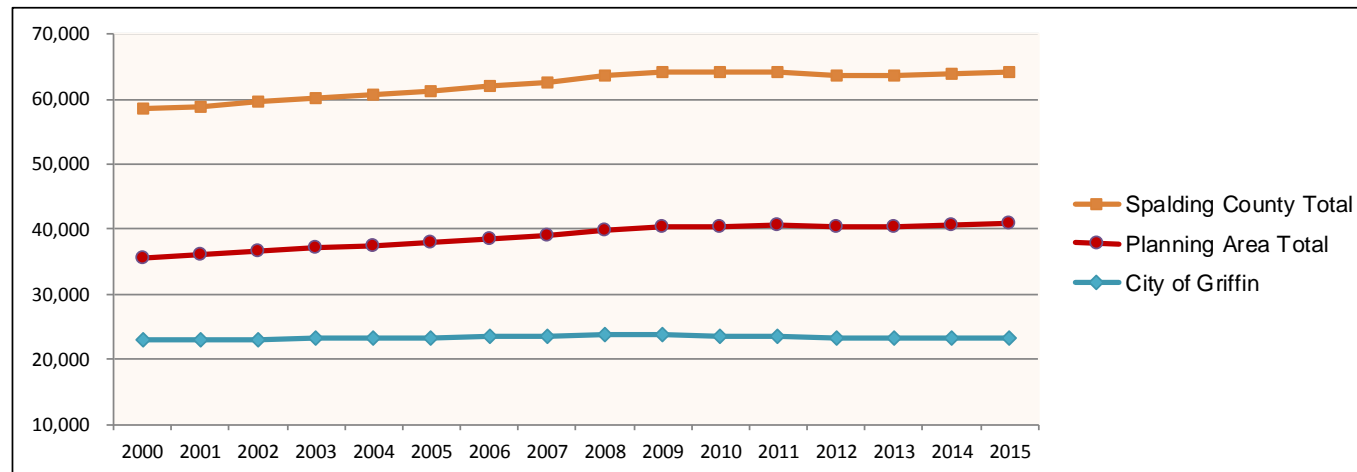
Most of the growth in Spalding County has taken place in the unincorporated area. During the 2000s, the City of Griffin increased its population by 704 people (a 3.1% increase) while the unincorporated area grew by almost 5,000 (a 14% increase). Since 2010, the population of the county as a whole has remained virtually flat. The only increase was registered in the unincorporated area (though less than a 1% increase).

**Table 1: Population Growth 2000-2015**

Place/Area	Population				Change: Total		Change: 2000s		Change: 2010s	
	2000	2005	2010	2015	Number	Percent	Number	Percent	Number	Percent
Orchard Hill	247	225	209	207	(40)	-16.2%	(38)	-15.4%	(2)	-1.0%
Sunny Side	145	138	134	132	(13)	-9.0%	(11)	-7.6%	(2)	-1.5%
Unincorporated Area	35,209	37,523	40,134	40,501	5,292	15.0%	4,925	14.0%	367	0.9%
<b>Planning Area Total</b>	<b>35,601</b>	<b>37,886</b>	<b>40,477</b>	<b>40,840</b>	<b>5,239</b>	<b>14.7%</b>	<b>4,876</b>	<b>13.7%</b>	<b>363</b>	<b>0.9%</b>
Griffin	22,896	23,205	23,600	23,211	315	1.4%	704	3.1%	(389)	-1.6%
Spalding County Total	58,497	61,091	64,077	64,051	5,554	9.5%	5,580	9.5%	(26)	0.0%
Georgia	8,227,303	8,925,922	9,713,454	10,214,860	1,987,557	24.2%	1,486,151	18.1%	501,406	5.2%

Overall, population growth in the Planning Area has all occurred in the unincorporated area, while both Orchard Hill and Sunny Side experienced population reductions (primarily during the 2000s).

Continuing into the future, the countywide population was projected during preparation of the County's Comprehensive Transportation Plan to increase to 95,964 by 2040. This would constitute a 50% increase over the 2015 population estimated by the Census Bureau—a notable increase in the rate of growth from the past decade as the county shakes off the lingering effects of the Great Recession.



Note: Census population estimates are as of July 1 each year.

## Age and Sex

Both Spalding County as a whole and the Planning Area itself compared well to statewide averages reported in the 2010 Census for both age brackets and sex, with some variations.

While the county closely approximated the state for children 14 and under (and a slightly greater drop in the 15-to-19 group), the Planning Area had notably lower percentages in all age categories for 19 year olds and younger. Both the county as a whole and the Planning Area (to a lesser extent) had lower percentages of 'workforce' ages—20 to 64 years old—the percentage of the population that was 'elderly' (65 and older) was higher than the statewide average, particularly in the Planning Area.

While the percentage of male and female residents of the county and the Planning Area were close to the statewide averages, there was a slightly higher percentage of men living in the Planning Area and a slightly higher percentage of women countywide. Looking at the City of Griffin, it can be seen that the female population is a bit more concentrated there (by 1.7 percentage points) than the statewide average.

**Table 2: 2010 Population by Age and Sex**

Subject	Spalding County		Griffin		Planning Area		Georgia		Comparison to State %	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	County	Plan Area
AGE										
Total population	64,073	100.0%	23,643	100.0%	40,430	100.0%	9,687,653	100.0%		
Under 5 years	4,625	7.2%	2,011	8.5%	2,614	6.5%	686,785	7.1%	0.1	-0.6
5 to 9 years	4,555	7.1%	1,762	7.5%	2,793	6.9%	695,161	7.2%	-0.1	-0.3
10 to 14 years	4,408	6.9%	1,659	7.0%	2,749	6.8%	689,684	7.1%	-0.2	-0.3
15 to 19 years	4,383	6.8%	1,666	7.0%	2,717	6.7%	709,999	7.3%	-0.5	-0.6
20 to 64 years	37,563	58.5%	13,600	57.6%	23,963	59.3%	5,873,989	60.6%	-2.1	-1.3
65 to 79 years	6,509	10.1%	2,064	8.8%	4,445	11.0%	789,164	8.2%	1.9	2.8
80 years and over	2,030	3.2%	881	3.8%	1,149	2.8%	242,871	2.5%	0.7	0.3
SEX										
Male	31,046	48.5%	11,132	47.1%	19,914	49.3%	4,729,171	48.8%	-0.3	0.5
Female	33,027	51.5%	12,511	52.9%	20,516	50.7%	4,958,482	51.2%	0.3	-0.5

## Ethnicity

In 2010, according to the Census, Spalding County had a predominantly White population (somewhat more predominant than the state at large at 63% versus 60%) as well as a more predominant African-American population (at 33% versus 31%). Other races, which included Native Americans, Asians, Native Hawaiians, people of two or more races and all others, comprised a percentage in the county only half of the statewide average (5% versus 10%).

A larger proportion of African-Americans lived in the city of Griffin, where they represented a bit over half of the population (52%) than in the Comprehensive Plan's Planning Area, where less than 22% of the residents were African-American. On a percentage basis, "all other races" in the city and in the Planning Area were roughly comparable (around 5% plus or minus).

**Table 3: 2010 Population by Place/Area and Ethnicity**

Place/Area	Total Population	White		Black or African American		All Other Races*		Hispanic or Latino**	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Orchard Hill	209	169	80.9%	22	10.5%	18	8.6%	17	8.1%
Sunny Side	134	128	95.5%	4	3.0%	2	1.5%	2	1.5%
Unincorporated Area	40,087	29,730	74.2%	8,673	21.6%	1,828	4.6%	1,480	3.7%
<b>Planning Area Total</b>	<b>40,430</b>	<b>30,027</b>	<b>74.3%</b>	<b>8,699</b>	<b>21.5%</b>	<b>1,848</b>	<b>4.6%</b>	<b>1,499</b>	<b>3.7%</b>
Griffin	23,643	10,121	42.8%	12,331	52.2%	1,260	5.3%	952	4.0%
Spalding County Total	64,073	40,148	62.7%	21,030	32.8%	3,108	4.9%	2,451	3.8%
Georgia	9,687,653	5,787,440	59.7%	2,950,435	30.5%	981,929	10.1%	853,689	8.8%

\* Includes Native American, Asian, Native Hawaiian, two or more races, and all others.

\*\* Of any race.

Because of the relative concentration of African-Americans in the city of Griffin, White residents clearly predominated in the Planning Area at almost 75% of the population.

People of Hispanic or Latino descent, whether White, Black or of some other racial background, were under-represented compared to the statewide average at 4% versus 9%. The percentages of residents between the Planning Area and the city of Griffin were close, bracketing the countywide percentage of 3.8%.

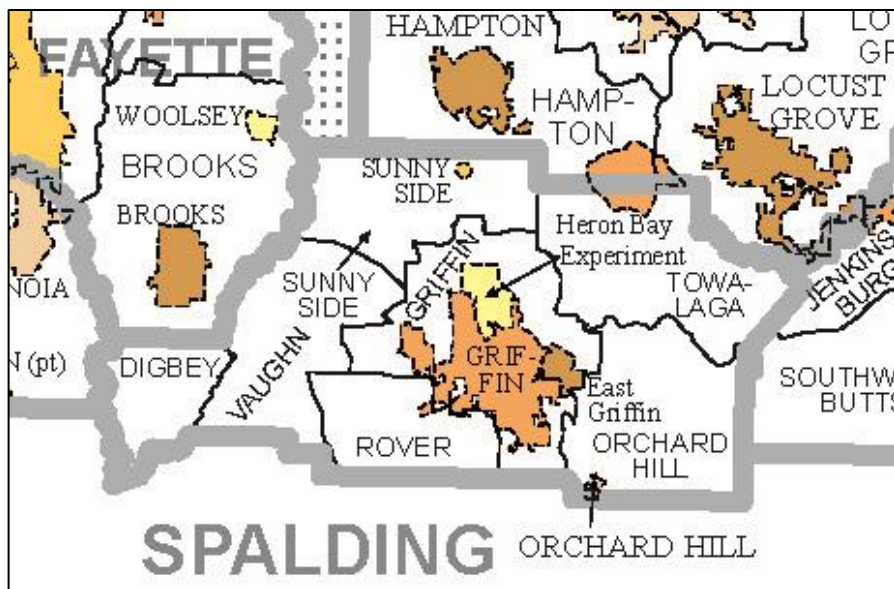


## Those Living in Parts of the Planning Area

While the Planning Area of the Comprehensive Plan encompasses all of Spalding County outside of the city of Griffin, the Planning Area itself comprises several geographic “Areas”. These Areas are based on geographic portions of the county defined by the Census Bureau as County Census Divisions, or CCDs. CCDs themselves are comprised of incorporated cities and towns, unincorporated “places” and unincorporated areas.

These various Census-defined areas are illustrated on the following map.

**Figure 1: Census Divisions and Component Areas - 2010**



Source: U.S. Census Bureau, 2010 Census

In order to be able to compare 2010 Census data with comparable data from 2000, when the CCDs were differently defined, the latest CCDs have been grouped into the Areas shown on the following table.

**Table 4: 2010 Population by Unincorporated Area**

Geographic Area	2010 Population	Percent of Planning Area	2010 Population per Sq Mile
<b>Griffin Area</b>	<b>18,882</b>	<b>46.7%</b>	<b>408.44</b>
East Griffin (Uninc Place)	1,451	3.6%	1,007.64
Experiment (Uninc Place)	2,894	7.2%	974.41
Remainder of Griffin Area (including Rover)	14,537	36.0%	347.61
<b>Digby/Vaughn Area</b>	<b>4,057</b>	<b>10.0%</b>	<b>92.90</b>
<b>Birdie/Sunny Side Area</b>	<b>5,969</b>	<b>14.8%</b>	<b>229.31</b>
City of Sunny Side	134	0.3%	670.00
Remainder of Birdie/Sunny Side Area	5,835	14.4%	225.90
<b>Towlaga (Ringgold) Area</b>	<b>5,973</b>	<b>14.8%</b>	<b>172.73</b>
Heron Bay (Uninc Place)	400	1.0%	243.90
Remainder of Ringgold Area	5,573	13.8%	169.14
<b>Orchard Hill Area</b>	<b>5,549</b>	<b>13.7%</b>	<b>173.19</b>
City of Orchard Hill	209	0.5%	580.56
Remainder of Orchard Hill Area	5,340	13.2%	168.56
<b>Planning Area Total</b>	<b>40,430</b>	<b>100.0%</b>	<b>221.47</b>

A little fewer than half of the people living in the Comprehensive Plan’s Planning Area reside in the various Areas surrounding the city of Griffin. The population density in this unincorporated Griffin Area is also the highest of all other Areas, with densities in the East Griffin and Experiment unincorporated places approaching the density found within the city.

The next most populous Area (in terms of population density) was the Birdie/Sunny Side Area lying north-northwest of Griffin, while the least populated Area lies west of Griffin—the Digby/Vaughn Area.

Comparing populations in the various portions of the Planning Area between the 2000 Census and the 2010 Census, as shown on Table 5, reveals the relative growth rates that occurred during that decade.

**Table 5: 2000-2010 Population Changes by Area and Countywide**

Geographic Area	2000 Population	2000 Population per Sq Mile	2010 Population	2010 Population per Sq Mile	2000-2010 Change: Population		2000-2010 Change: Population Density	
					Number	Percent	Number	Percent
<b>Griffin Area</b>	<b>16,071</b>	<b>347.63</b>	<b>18,882</b>	<b>408.44</b>	<b>2,811</b>	<b>14.9%</b>	<b>60.80</b>	<b>14.9%</b>
East Griffin (Uninc Place)	1,635	1,135.42	1,451	1,007.64	(184)	-12.7%	(127.78)	-12.7%
Experiment (Uninc Place)	3,233	1,088.55	2,894	974.41	(339)	-11.7%	(114.14)	-11.7%
Remainder of Griffin Area	11,203	267.89	14,537	347.61	3,334	22.9%	79.72	22.9%
<b>Digby/Vaughn Area</b>	<b>3,672</b>	<b>84.09</b>	<b>4,057</b>	<b>92.90</b>	<b>385</b>	<b>9.5%</b>	<b>8.82</b>	<b>9.5%</b>
<b>Birdie/Sunny Side Area</b>	<b>5,664</b>	<b>217.60</b>	<b>5,969</b>	<b>229.31</b>	<b>305</b>	<b>5.1%</b>	<b>11.72</b>	<b>5.1%</b>
City of Sunny Side	142	710.00	134	670.00	(8)	-6.0%	(40.00)	-6.0%
Remainder of Birdie/Sunny Side Area	5,522	213.78	5,835	225.90	313	5.4%	12.12	5.4%
<b>Towalaga (Ringgold) Area</b>	<b>4,445</b>	<b>128.54</b>	<b>5,973</b>	<b>172.73</b>	<b>1,528</b>	<b>25.6%</b>	<b>44.19</b>	<b>25.6%</b>
Heron Bay (Uninc Place)	n/a	n/a	400	243.90	400	n/a	n/a	n/a
Remainder of Ringgold Area	n/a	n/a	5,573	169.14	1,128	n/a	n/a	n/a
<b>Orchard Hill Area</b>	<b>5,114</b>	<b>159.61</b>	<b>5,549</b>	<b>173.19</b>	<b>435</b>	<b>7.8%</b>	<b>13.58</b>	<b>7.8%</b>
City of Orchard Hill	230	638.89	209	580.56	(21)	-10.0%	(58.33)	-10.0%
Remainder of Orchard Hill Area	4,884	154.17	5,340	168.56	456	8.5%	14.39	8.5%
<b>Planning Area Total</b>	<b>34,966</b>	<b>191.54</b>	<b>40,430</b>	<b>221.47</b>	<b>5,464</b>	<b>13.5%</b>	<b>29.93</b>	<b>13.5%</b>
City of Griffin	23,451	1,684.70	23,643	1,698.49	192	0.8%	13.79	0.8%
Spalding County Total	58,417	297.33	64,073	326.12	5,656	8.8%	28.79	8.8%

The area surrounding Griffin—the unincorporated Griffin Area—while increasing in population by almost 15%, was outpaced by the Towalaga Area (known as Ringgold) with an overall population increase of 25.6%. A small portion of this growth (a little over one-quarter) can be attributed to the Heron Bay development, which extends into the county from Henry County to the north. The remainder of the growth in the Ringgold Area outside of Heron Bay (1,128 people), which includes Del Webb’s Sun City development, still was an increase in the number of residents greater than any of the other Areas except the unincorporated Griffin Area.

Compared to the Comprehensive Plan’s Planning Area, the city of Griffin increased its population between the 2000 Census and the 2010 Census by fewer than 200 residents (an increase of less than 1%). During this same period, the city added 888 housing units, but only 65 households (i.e., occupied housing units), suggesting a combination of lower average household sizes citywide and a higher recession-induced vacancy rate.

As a result of the very low 2000-2010 population increase in the city of Griffin compared to the Comprehensive Plan’s Planning Area, the county as a whole increased in the number of people living in the county by only 8.8%.



## Population Trends

Change has come slowly to Spalding County since 2010.

The data below in Table 6 are taken from the American Community Survey (ACS), conducted by the Census Bureau on an annual basis. The numbers for 2010 vary somewhat from the 2010 Census figures because the ACS is based on a sample survey rather than full counts of the total population. The data are useful, however, when viewing changes on a comparable basis over time.

The ACS estimates suggest that all of the increase in residents in Spalding County since 2010 has occurred in the Comprehensive Plan's Planning Area, with the city of Griffin experiencing a net loss in population.

The dynamics in the Planning Area are, however, intriguing. The survey data suggest that the school age population has been falling in number while those residents 65 and older has been increasing (rather dramatically).

**Table 6: Population Trends Since 2010**

Subject	2010			2014			2010-2014 Change		
	Spalding County	Griffin	Planning Area	Spalding County	Griffin	Planning Area	Spalding County	Griffin	Planning Area
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Total population	63,304	23,600	39,704	63,946	23,425	40,521	642	(175)	817
AGE									
Under 5 years	4,721	1,852	2,869	4,473	1,875	2,598	(248)	23	(271)
5 to 9 years	4,737	1,873	2,864	4,063	1,420	2,643	(674)	(453)	(221)
10 to 14 years	4,092	1,449	2,864	4,821	2,026	2,795	729	577	(69)
15 to 19 years	4,562	1,846	2,643	4,076	1,613	2,463	(486)	(233)	(180)
20 to 64 years	37,202	13,179	24,023	37,141	13,321	23,820	(61)	142	(203)
65 to 84 years	7,144	2,940	4,204	8,480	2,757	5,723	1,336	(183)	1,519
85 years and over	846	461	385	892	413	479	46	(48)	94
ETHNICITY							-	-	-
White	40,862	11,008	29,854	41,345	10,560	30,785	483	(448)	931
Black or African American	21,232	12,094	9,138	21,681	12,305	9,376	449	211	238
All Other Races	2,107	733	1,374	2,134	1,051	1,083	27	318	(291)
Hispanic or Latino (any race)	2,272	1,363	909	2,659	1,225	1,434	387	(138)	525

Source: 2010 and 2014 American Community Survey, Bureau of the Census.

This is indicative of a population aging in place, while also attracting more mature families (without children) to new housing opportunities in the county, outside of Griffin.

Also of interest is the change in population among ethnic groups in the Planning Area. The area outside of Griffin has seen increases in the number of Whites, Blacks and Latinos (of any race) while the White and Latino populations have decreased in the city of Griffin. Since the number of new residents, both White and Black, outnumber the total population increase in the Planning Area, there may be an indication of some movement of families out of the city into the unincorporated areas of the county.

## Future Population Growth

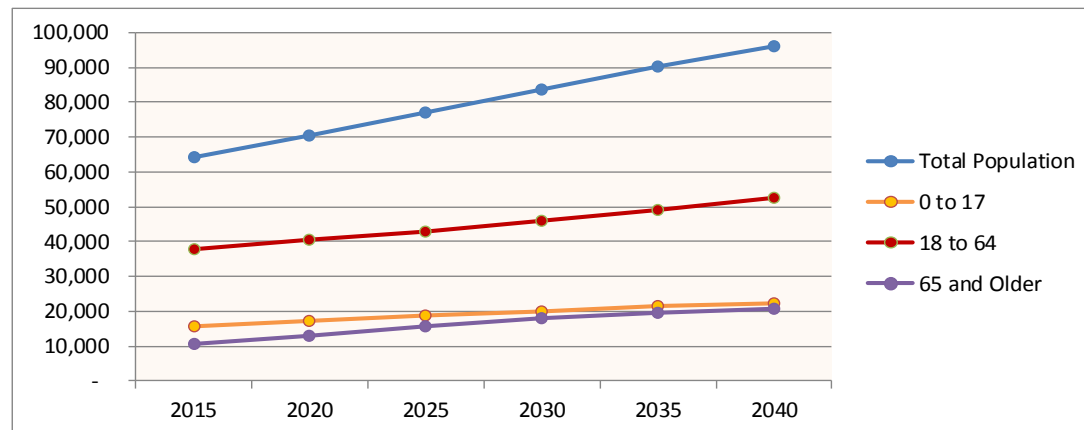
As noted on page 19, future growth in the county population was projected to the year 2040 as part of the County's Comprehensive Transportation Plan (CTP). The total number of people projected to reside in the county by 2040 is 95,964. Intervening years were not indicated.

Future growth by year can be extrapolated from the countywide forecasts prepared by Woods & Poole Economics (W&P) in their 2016 data book for Georgia counties.

Although the W&P population forecast arrived at a different total for 2040 than the CTP forecast, it was based on an econometric model that inter-relates economic progress, future projections of economic activity and population change. The intervening years for the Spalding County forecast, therefore, can be estimated using the annual growth percentages developed by W&P, adjusted to the CTP 2040 target. The results are shown on Table 7.

**Table 7: Forecasts - Population and Households**

	2015	2020	2025	2030	2035	2040
Total Population	64,051	70,649	77,107	83,697	90,174	95,964
Population Aged 0 to 17	15,606	17,103	18,572	20,078	21,504	22,376
Population Age 18 to 64	37,804	40,466	42,902	45,825	49,240	52,728
Population Aged 65 and Older	10,640	13,079	15,633	17,793	19,430	20,861
Computed Avg Household Size	2.58	2.56	2.58	2.62	2.67	2.70
Number of Households	24,804	27,564	29,842	31,906	33,753	35,528



An added benefit of using the W&P econometric model results is that population by age brackets can also be derived, relative to the Spalding County population growth. As shown on Table 7, the county can expect a growing proportion of its population to be 65 and older, increasing from 17% of the population in 2015 to 22% in 2040. The proportion of children 17 or younger is projected to go down by about 1 percentage point, while the "working age" population is anticipated to go down from 59% to 55% by 2040 (still a total increase of over 14,900 people—40% more than in 2015).

The projected number of households is also shown on Table 7. The estimates are based on the gross average household size computed from the W&P data, which embraces people living in group quarters as well. (Group quarters include community living arrangements such as assisted living facilities, nursing homes and incarcerated individuals). As such, the numbers shown should be viewed as close approximations.

## Families

This section takes a look at the make-up of families in the county and the Planning Area. Technically, these are called “households” by the Census Bureau, with a “family household” consisting of two or more related individuals and a “nonfamily household” consisting of only one individual or several individuals that live together but are not related. We use the term “family” more generally to refer to all types of households.

The 2010 Census found that, of the total countywide population of 64,073, 1,226, or 1.9%, lived in “group quarters” (assisted living or nursing homes, or were institutionalized), leaving 62,847 living as families in housing units.

Of the 23,565 families that lived in the county in 2010, over 62% (14,624) resided outside of the city of Griffin in the Comprehensive Plan’s Planning Area.

**Table 8: Family Snapshot - 2010**

Subject	Spalding County		Griffin		Planning Area		Planning Area Compared to	
	Number	Percent	Number	Percent	Number	Percent	County	Griffin
<b>HOUSEHOLD TYPE</b>								
Total households	23,565	100.0%	8,941	100.0%	14,624	100.0%		
Family households *	16,869	71.6%	5,815	65.0%	11,054	75.6%	4.0	10.6
Male householder	10,232	43.4%	2,811	31.4%	7,421	50.7%	7.3	19.3
Female householder	6,637	28.2%	3,004	33.6%	3,633	24.8%	-3.4	-8.8
Nonfamily households **	6,696	28.4%	3,126	35.0%	3,570	24.4%	-4.0	-10.6
Male householder	3,073	13.0%	1,321	14.8%	1,752	12.0%	-1.0	-2.8
Living alone	2,419	10.3%	1,018	11.4%	1,401	9.6%	-0.7	-1.8
Female householder	3,623	15.4%	1,805	20.2%	1,818	12.4%	-3.0	-7.8
Living alone	3,109	13.2%	1,558	17.4%	1,551	10.6%	-2.6	-6.8
<b>HOUSEHOLD SIZE</b>								
Total households	23,565	100.0%	8,941	100.0%	14,624	100.0%		
1-person household	5,528	23.5%	2,576	28.8%	2,952	20.2%	-3.3	-8.6
2-person household	7,807	33.1%	2,670	29.9%	5,137	35.1%	2.0	5.2
3-person household	4,084	17.3%	1,483	16.6%	2,601	17.8%	0.5	1.2
4-person household	3,366	14.3%	1,179	13.2%	2,187	15.0%	0.7	1.8
5-person household	1,604	6.8%	575	6.4%	1,029	7.0%	0.2	0.6
6-person household	689	2.9%	277	3.1%	412	2.8%	-0.1	-0.3
7-or-more-person household	487	2.1%	181	2.0%	306	2.1%	0.0	0.1
Average household size	2.67		2.58		2.72		0.1	0.1

\*A family household has at least one member of the household related to the householder by birth, marriage, or adoption.

\*\* A nonfamily household consists of people living alone and households which do not have any members related to the householder.

Comparing the Planning Area to the county as a whole and to the city of Griffin, as shown on Table 8, a greater proportion of family households were located in the Planning Area—by 4 percentage points compared to the whole county and by almost 11 percentage points compared to the city. Conversely, nonfamily households were particularly represented in the city compared to the Planning Area.

As a corollary, 1-person households comprised a higher percentage in the city than the Planning Area, while 2-person households were a higher proportion in the Planning Area than the city (by 5.2 percentage points). Three and 4-person families also had higher percentages in the Planning Area, but only slightly, and the differences became insignificant for 5-person families and larger between the Planning Area and the city.

## Tenure Status of Families

In 2010, Spalding County had a lower percentage of its families living in houses they owned (60.9%) compared to the statewide average of 65.7%, and conversely a higher percentage of families renting their homes (39.1%) than the Georgia average of 34.3%. The Planning Area, however, far exceeded the statewide average for home ownership at 74.2% and a much lower proportion renting their homes (25.8%).

**Table 9: Change in Housing Occupancy - 2000-2010**

Subject	Spalding County		Griffin		Planning Area	
	Number	Percent	Number	Percent	Number	Percent
<b>2000 Census</b>						
Total Households	21,519	100.0%	8,876	100.0%	12,643	100.0%
Home-Owner Households	13,521	62.8%	3,819	43.0%	9,702	76.7%
Renter Households	7,998	37.2%	5,057	57.0%	2,941	23.3%
<b>2010 Census</b>						
Total Households	23,565	100.0%	8,941	100.0%	14,624	100.0%
Home-Owner Households	14,362	60.9%	3,514	39.3%	10,848	74.2%
Renter Households	9,203	39.1%	5,427	60.7%	3,776	25.8%
<b>Change 2000-2010</b>						
Total Households	2,046		65		1,981	
Home-Owner Households	841	(1.9)	(305)	(3.7)	1,146	(2.6)
Renter Households	1,205	1.9	370	3.7	835	2.6

Between 2000 and 2010, however, the county, the city of Griffin and the Planning Area saw notable changes in the tenure status of its families, with a shift toward rental occupancy. While the Planning Area saw a shift of 2.6 percentage points from home ownership to rentals, the city of Griffin saw a more dramatic shift of 3.7 percentage points. This shift was witnessed at the statewide level also, but at a much more modest 1.8 percentage points from ownership to rental.

## Homes

Between the 2000 and 2010 Censuses, the number of housing units in Spalding County increased by a little more than 14% overall, growing from 23,001 to 26,777 (an increase of 3,776 homes). Overwhelmingly, both in numbers of units and percentage increase, this growth was concentrated in the Planning Area. The 888 new homes in Griffin represented an increase in the city's housing supply of 8.4%, while new homes added to the Planning Area (2,888) reflected an increase of almost 18%. Occupancy was also higher in the Planning Area than in Griffin by about 5 percentage points (90% versus 85%, respectively).

Home ownership in the Planning Area was the general rule in 2010, with about three-quarters (74.2%) of all homes occupied by their owners. Still, the number of renter-occupied homes increased by 835 units between 2000 and 2010, shifting occupancy from owner-occupied to renter-occupied by 2.56 percentage points.

In contrast, the majority of all occupied homes in Griffin in 2010 were rental units (60.7%), a shift of 3.7 percentages points from owner-occupied homes to renter-occupied homes between 2000 and 2010.

**Table 10: Total Housing Units by Occupancy**

Subject	Spalding County		Griffin		Planning Area		Planning Area Compared to	
	Number	Percent	Number	Percent	Number	Percent	County	Griffin
<b>2000 Census</b>								
Total housing units	23,001	100.0%	9,636	100.0%	13,365	100.0%		
Occupied housing units	21,519	93.6%	8,876	92.1%	12,643	94.6%	1.00	2.50
Owner occupied	13,521	62.8%	3,819	43.0%	9,702	76.7%	13.94	33.74
Renter occupied	7,998	37.2%	5,057	57.0%	2,941	23.3%	-13.94	-33.74
Vacant housing units	1,482	6.4%	760	7.9%	722	5.4%	-1.00	-2.50
<b>2010 Census</b>								
Total housing units	26,777	100.0%	10,524	100.0%	16,253	100.0%		
Occupied housing units	23,565	88.0%	8,941	85.0%	14,624	90.0%	1.98	4.98
Owner occupied	14,362	60.9%	3,514	39.3%	10,848	74.2%	13.28	34.88
Renter occupied	9,203	39.1%	5,427	60.7%	3,776	25.8%	-13.28	-34.88
Vacant housing units	3,212	12.0%	1,583	15.0%	1,629	10.0%	-1.98	-4.98
<b>Change 2000-2010</b>								
Total housing units	3,776		888		2,888			
Occupied housing units	2,046	(5.60)	65	(7.10)	1,981	(4.62)	0.98	2.48
Owner occupied	841	(1.90)	-305	(3.70)	1,146	(2.56)	(0.66)	1.14
Renter occupied	1,205	1.90	370	3.70	835	2.56	0.66	(1.14)
Vacant housing units	1,730	5.60	823	7.10	907	4.62	(0.98)	(2.48)

Comparing the Planning Area to the county as a whole, the changes in percentage points between 2000 and 2010 are all less than 1.0 point—an insignificant number. Compared to the city of Griffin, however, differences are more notable. For instance, while housing occupancy fell in the city by 7.1 points (from 92.1% in 2000 to 85% in 2010), the Planning Area saw a reduction of only 4.62 points on higher occupancy percentages (from 94.6% in 2000 to 90% in 2010). The shift from owner occupancy to renter occupancy in the Planning Area was also lower than in Griffin, but only by a little over 1.1 points.

It should be noted that changes in occupancy do not necessarily reflect new construction to the extent that owners were forced to rent out their homes during the

Great Recession.

## The Housing Supply

This section examines the availability of vacant homes as an indicator of potential population absorption. Existing homes for sale or rent are not considered since replacing one household with another “averages out” as little or no change in the population.

In 2010, a little over 60% of all vacant housing units in Spalding County were available for sale or for rent. This was an increase over 2000 when a little over 50% were available. Between 2000 and 2010, the percentage of vacant units for rent was about the same, but the percentage for sale increased from almost 12% of all vacant units in 2000 to over 16% in 2010.

**Table 11: Availability of Vacant Housing**

Subject	Spalding County		Griffin		Planning Area		Planning Area Compared to	
	Number	Percent	Number	Percent	Number	Percent	County	Griffin
<b>2000 Census</b>								
Vacant housing units	1,482	100.0%	760	100.0%	722	100.0%		
For rent	644	43.5%	400	52.6%	244	33.8%	-9.70	-18.80
For sale only	172	11.6%	60	7.9%	112	15.5%	3.91	7.61
For personal use *	51	3.4%	10	1.3%	41	5.7%	2.28	4.38
Other vacant	487	32.9%	227	29.9%	260	36.0%	3.11	6.11
Available for sale or rent	816	55.1%	460	60.5%	356	49.3%	-5.75	-11.22
<b>2010 Census</b>								
Vacant housing units	3,212	100.0%	1,583	100.0%	1,629	100.0%		
For rent	1,408	43.8%	945	59.7%	463	28.4%	-15.38	-31.28
For sale only	524	16.3%	165	10.4%	359	22.0%	5.74	11.64
For personal use *	145	4.5%	37	2.3%	108	6.6%	2.13	4.33
Other vacant	958	29.8%	378	23.9%	580	35.6%	5.80	11.70
Available for sale or rent	1,932	60.1%	1,110	70.1%	822	50.5%	-9.69	-19.66
<b>Change 2000-2010</b>								
Vacant housing units	1,730		823		907			
For rent	764	0.30	545	7.10	219	-5.37	-5.67	-12.47
For sale only	352	4.70	105	2.50	247	6.53	1.83	4.03
For personal use *	94	1.10	27	1.00	67	0.95	-0.15	-0.05
Other vacant	471	-3.10	151	-6.00	320	-0.41	2.69	5.59
Available for sale or rent	1,116	5.09	650	9.59	466	1.15	-3.94	-8.44

\* For seasonal, recreational, or occasional use by the owner.

Housing that is considered “available” has been limited in Table 11 to homes that were for sale or rent. “Other vacant” units may be under repair, not in the market or dilapidated.

In the Planning Area the differences were more dramatic. Between 2000 and 2010, the percentages of all vacant units for rent fell by well over 5 percentage points (from 33.8% to 28.4%). The percentages of homes for sale, on the other hand, soared from 15.5% in 2000 to 22% in 2010—an increase of over 6.5 percentage points. As a percentage of only available units, rentals were 68% and 56% in 2000 and 2010.

While available housing in the Planning Area more than doubled from 356 units to 822 over the decade, the percentages of all vacant units that were available remained about the same (49.3% versus 50.5%).

The number of units available for sale or rent in Griffin also more than doubled, but the percent of all vacant units that were available increased from over 60% in 2000 to a bit over 70% in 2010. Available units in Griffin were overwhelmingly for rent, increasing as a percentage of all vacant units from almost 53% in 2000 to almost 60% in

2010. As a percentage of only available units, rentals represented 87% and 85% in 2000 and 2010.



## Housing in the Unincorporated Areas

The following Table 12 compares housing counts in the various unincorporated Areas between the 2000 and the 2010 Censuses.

During that decade, the Towalaga (Ringgold) Area increased in the number of homes by 977 housing units, an increase of almost 37%. The area surrounding Griffin—the unincorporated Griffin Area—experienced a larger numerical increase of 1,215 but an overall percentage growth of only 16.5%. Notably, the Griffin Area increase reflected net decreases in the unincorporated places of East Griffin and Experiment, while housing growth in the rest of the unincorporated Griffin Area increased by 24% (1,341 homes).

Of the other portions of the Planning Area, none added more housing units than the city of Griffin itself, but all experienced a greater percentage of housing growth than Griffin except for the Birdie/Sunny Side Area (at 8.0% versus 8.4% for Griffin). Still, the small city of Sunny Side, adding only 8 housing units, outpaced the city of Griffin on a percentage basis.

In terms of trends in urbanization, the Ringgold Area again led the way in its increase in houses per square mile than any other unincorporated Area, growing by 36.9% from over 48 units/square mile to nearly 77. By 2010, however, the Ringgold Area was still less dense than the Griffin Area and the Birdie/Sunny Side Area.

**Table 12: 2000-2010 Housing Changes in the Unincorporated Areas**

Geographic area	2000 Housing units	2000 units per Sq Mile	2010 Housing units	2010 units per Sq Mile	2000-2010 Change: Housing Units		2000-2010 Change: Housing Density	
					Number	Percent	Number	Percent
<b>Griffin Area</b>	<b>6,170</b>	<b>133.46</b>	<b>7,385</b>	<b>159.74</b>	<b>1,215</b>	<b>16.5%</b>	<b>26.3</b>	<b>16.5%</b>
East Griffin (Uninc Place)	654	454.17	604	419.44	(50)	-8.3%	(34.7)	-8.3%
Experiment (Uninc Place)	1,259	423.91	1,183	398.32	(76)	-6.4%	(25.6)	-6.4%
Remainder of Griffin Area	4,257	101.79	5,598	133.86	1,341	24.0%	32.1	24.0%
<b>Digbey/Vaughn Area</b>	<b>1,437</b>	<b>32.91</b>	<b>1,683</b>	<b>38.54</b>	<b>246</b>	<b>14.6%</b>	<b>5.6</b>	<b>14.6%</b>
<b>Sunny Side Area</b>	<b>2,150</b>	<b>82.60</b>	<b>2,337</b>	<b>89.78</b>	<b>187</b>	<b>8.0%</b>	<b>7.2</b>	<b>8.0%</b>
City of Sunny Side	56	280.00	64	320.00	8	12.5%	40.0	12.5%
Remainder of Sunny Side Area	2,094	81.07	2,273	88.00	179	7.9%	6.9	7.9%
<b>Towalaga (Ringgold) Area</b>	<b>1,671</b>	<b>48.32</b>	<b>2,648</b>	<b>76.58</b>	<b>977</b>	<b>36.9%</b>	<b>28.3</b>	<b>36.9%</b>
Heron Bay (Uninc Place)	n/a	n/a	195	118.90	195	n/a	n/a	n/a
Remainder of Towalaga Area	n/a	n/a	2,453	74.45	782	n/a	n/a	n/a
<b>Orchard Hill Area</b>	<b>1,937</b>	<b>60.46</b>	<b>2,200</b>	<b>68.66</b>	<b>263</b>	<b>12.0%</b>	<b>8.2</b>	<b>12.0%</b>
Orchard Hill	94	261.11	94	261.11	-	0.0%	-	0.0%
Remainder of Orchard Hill Area	1,843	58.18	2,106	66.48	263	12.5%	8.3	12.5%
<b>Planning Area Total</b>	<b>13,365</b>	<b>73.21</b>	<b>16,253</b>	<b>89.03</b>	<b>2,888</b>	<b>17.8%</b>	<b>15.8</b>	<b>17.8%</b>
City of Griffin	9,636	692.24	10,524	756.03	888	8.4%	63.8	8.4%
Spalding County Total	23,001	117.07	26,777	136.29	3,776	14.1%	19.2	14.1%

Clearly, the unincorporated Ringgold Area was the “hot market” for new homes outside of the city of Griffin in terms of percentage growth and pace of urbanization, though the unincorporated Griffin Area held sway in the net numerical increase in homes as it continued to mature as an urban area of diverse neighborhoods.

## Housing Trends

The chart below that accompanies Table 13 illustrates the historic trend in housing construction, beginning with those authorized by building permits in 2001 and continuing through October 2016. While the tables on the previous pages provide a picture of the status of housing as of the 2010 Census, that year occurred during the depths of the Great Recession (the effects of which can clearly be seen on the chart reacting to the collapse of the housing market in late 2007-early 2008).

Throughout this period before and since 2001, housing development in Spalding County has been dominated by construction in the Planning Area, compared to the city of Griffin, through good times and bad.

The new housing units authorized by building permits dropped precipitously in Griffin as the Great Recession decimated the housing market in 2007-2008, and the city has yet to show much of a rebound (2 single-family homes issued permits in 2015 and 2016 through October).

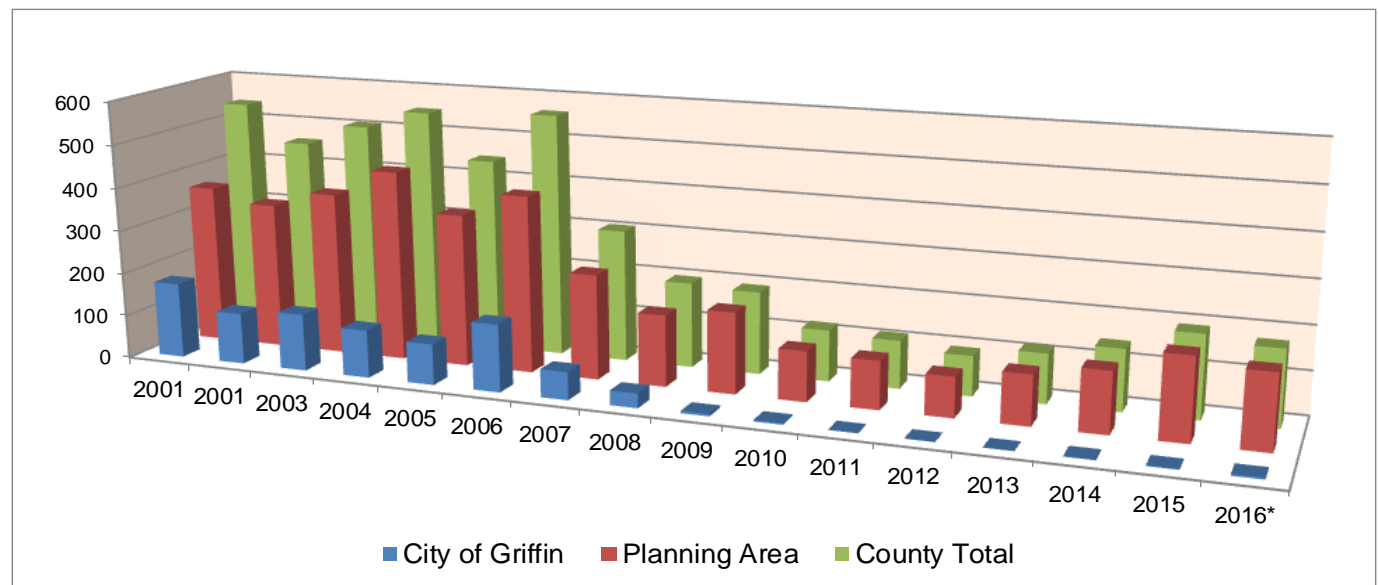
Housing construction authorized in the Planning Area, however, hit its lowest levels in 2011 and 2012, and has since rebounded with increases every year beginning in 2013.

Throughout this period, the vast majority of new housing has been single-family homes. The grand total of building permits for multi-family units 2001-2016

is 69 units (1.5% of the total), all of which were built in Griffin. As shown on the table to the right, 3,796, or 81%, of all units permitted in the county beginning in 2001 have been located in the Planning Area, and all were single-family units.

2001-2016	Spalding County	Griffin	Planning Area
Total	4,691	895	3,796
Single Family	4,622	826	3,796
Multi-Family	69	69	-

**Table 13: Housing Units Authorized by Building Permits**



	2001	2001	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016*
City of Griffin	174	118	131	110	94	155	64	33	5	3	-	-	-	2	2	4
Planning Area	367	338	375	439	351	407	241	164	186	115	110	92	114	139	188	170
County Total	541	456	506	549	445	562	305	197	191	118	110	92	114	141	190	174

\* Building Permits issued through October 2016.



## ■ Workers

The people who work in Spalding County, and the businesses and institutions that employ them, are the backbone of the county's economic base.

### Regional Setting

Spalding County was part of the Atlanta Metropolitan Statistical Area (MSA) as far back as 1999, reflecting its economic ties to the region. As illustrated on the map of the Atlanta Region on the next page, by 2013 the Atlanta MSA had expanded beyond Spalding to include the adjacent counties of Meriwether, Pike, Lamar and Butts. Immediately to the north, Spalding County adjoins the 10-county region of the Atlanta Regional Commission. The city of Griffin itself became part of the Atlanta Urbanized Area in 2000.

Where Spalding County residents that had jobs actually worked, and where people come from that work in Spalding County, reflects these close economic ties to the region and are reflected in the commuting patterns reported in the 2010 Census. Following the map on the next page,

Table 14 shows the number of workers commuting into Spalding County (by the county where they live) and the counties to which workers that live in Spalding County commute to.

According to the 2010 Census, there were 25,727 people living in Spalding County that had jobs, of which 13,733 (53.4%) both lived in and worked in Spalding County. Of the remaining employed residents, by far the most (9,117 or 35.4% of all employed residents) worked in one or another of the 10 counties in the ARC region. Of those, 4,305 (over 47%—or almost half—of those commuting into the ARC region) worked in either Fayette or Henry County, immediately adjacent to Spalding.

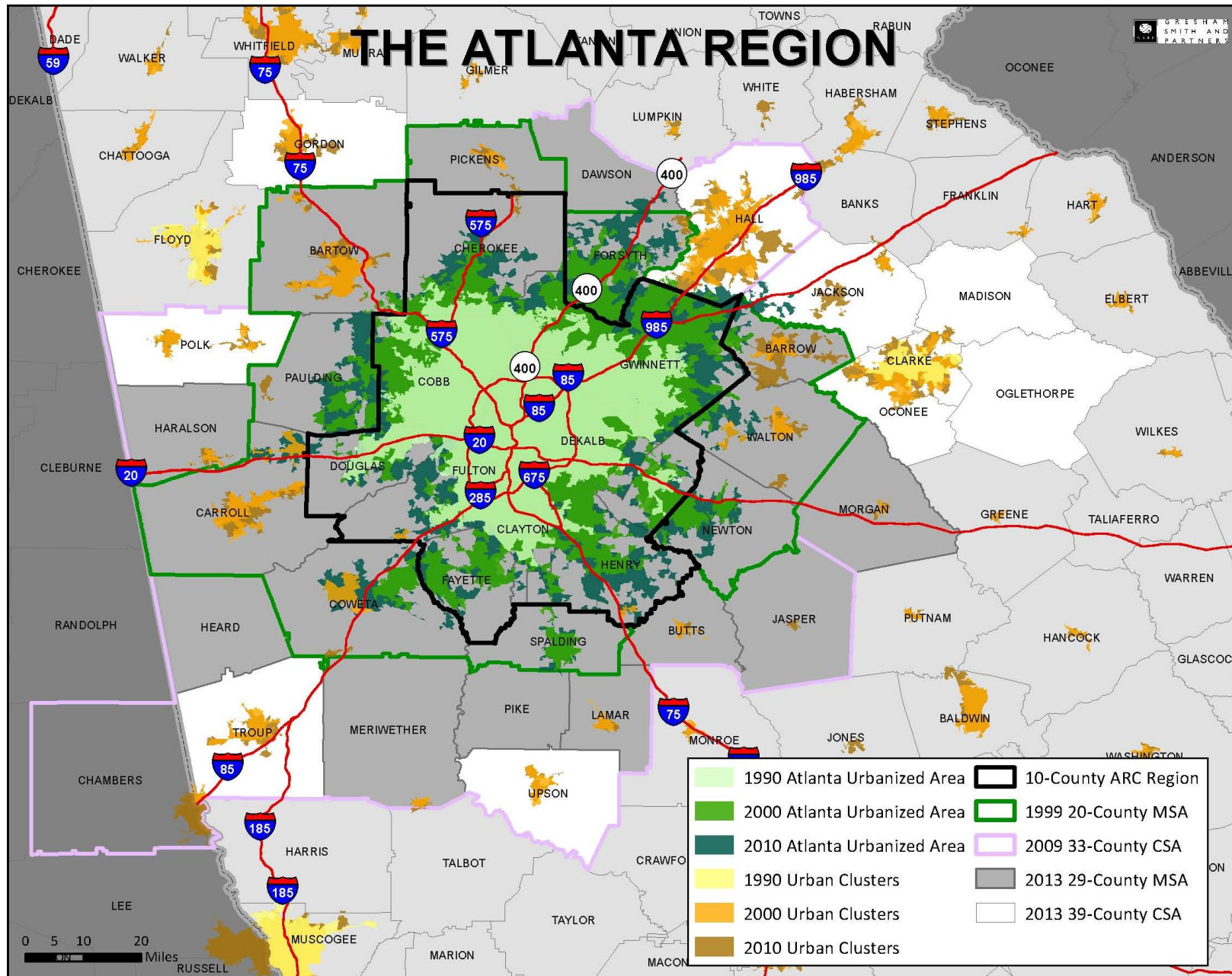
Conversely, Spalding County provided a major resource in the way of jobs to many employees that lived in other counties.

Total employment in Spalding County was reported by the 2010 Census to be 23,535, of which the 13,733 residents that worked in the county accounted for 58.4%. Many fewer workers commuted into the county from the ARC region (3,060 or 13%) than commuted into the ARC region from Spalding County. Of those commuting in from the ARC region, the clear majority (2,056) came in from Fayette or Henry County—accounting for over two-thirds of all commuters coming in from the ARC region.

The bulk of “outside” employees, 5,055 or 21.5% of all employees working in the county, commuted in from counties that are immediately adjacent to Spalding (other than ARC’s Fayette or Henry County). These adjacent counties are highlighted in bold on

Table 14. The chief contributors to Spalding County employment from adjacent counties were commuters from Butts, Lamar and Pike Counties.

Of the other counties not adjacent to Spalding County, the majority of commuters were from nearby Upson County (941) and Monroe County (320) which together produced over 77% of all commuters from the “other counties” category.



Note:

MSAs are delineated by the US Office of Management & Budget and are generally comprised of a large central city and surrounding areas (counties) that have strong social and economic ties to the central city or other parts of the MSA region.

**Table 14: Commuting Patterns - 2010**

Commuting to Spalding County From:	Commuting from Spalding County To:
Spalding County 13,733	Spalding County 13,733
	Baldwin County 12
	Bartow County 19
	Berrien County 26
Bibb County 29	Bibb County 95
<b>Butts County 909</b>	<b>Butts County 630</b>
Carroll County 2	
Chatham County 19	
	<i>Cherokee County 6</i>
Clarke County 22	Clarke County 42
<i>Clayton County 500</i>	<i>Clayton County 1,939</i>
<i>Cobb County 113</i>	<i>Cobb County 119</i>
Coffee County 5	
<b>Coweta County 104</b>	<b>Coweta County 548</b>
Crawford County 14	
<i>DeKalb County 207</i>	<i>DeKalb County 445</i>
	Dougherty County 33
	<i>Douglas County 26</i>
<i>Fayette County 527</i>	<i>Fayette County 1,507</i>
Forsyth County 24	
<i>Fulton County 57</i>	<i>Fulton County 2,103</i>
<i>Gwinnett County 127</i>	<i>Gwinnett County 138</i>
	Hall County 19

ARC Region Counties  
Other Adjacent Counties

*Red type*  
**Bold Black type**

Adjacent Counties in ARC Region

*Italicized Bold Red type*

Commuting to Spalding County From:	Commuting from Spalding County To:
Harris County 22	
<i>Henry County 1,529</i>	<i>Henry County 2,798</i>
Jasper County 36	Houston County 14
<b>Lamar County 1,956</b>	<b>Lamar County 498</b>
	Lowndes County 14
	McIntosh County 18
<b>Meriwether County 34</b>	<b>Meriwether County 47</b>
Monroe County 320	Monroe County 77
Morgan County 15	
Muscogee County 9	
Newton County 110	Newton County 13
Paulding County 16	Paulding County 49
<b>Pike County 2,052</b>	<b>Pike County 261</b>
Polk County 21	
	Richmond County 29
	<i>Rockdale County 36</i>
Talbot County 6	
Troup County 10	Troup County 27
Upton County 941	Upton County 171
Walton County 13	
Out of State 53	Out of State 235

**Commuting From:**

ARC Region	3,060
Other Adjacent Counties	5,055
Other Counties	1,634
Out of State	53
Spalding County	13,733
<b>Total Workers</b>	<b>23,535</b>

**Commuting To:**

ARC Region	9,117
Other Adjacent Counties	1,984
Other Counties	658
Out of State	235
Spalding County	13,733
<b>Total Workers</b>	<b>25,727</b>

## Employment by Industry

The employment data on Table 15 is particularly pertinent to understanding the economic base of the county because it focuses on private businesses having at least one employee. Most government workers and sole proprietors are not included.

The number of business workers in 2005 predates the Great Recession, which started with the collapse of the housing market in 2007-2008. The country was still in the depths of the recession in 2010, with recovery only beginning to take hold by 2014.

**Table 15: Spalding County Employment by Industry**

Type of Industry	2005 Employees	2010 employees	2014 employees	Change 2005-2010	Change 2010-2014	Change 2005-2014
Total for all sectors	20,263	16,317	16,898	(3,946)	581	(3,365)
Agriculture, forestry, fishing and hunting	a	a	a			
Mining	a	a	a			
Construction	1,001	450	355	(551)	(95)	(646)
Manufacturing	5,394	2,959	2,888	(2,435)	(71)	(2,506)
Wholesale trade	648	394	550	(254)	156	(98)
Retail trade	3,192	2,676	2,620	(516)	(56)	(572)
Transportation and warehousing	246	225	194	(21)	(31)	(52)
Information	216	146	a	(70)		
Finance and insurance	595	a	457			(138)
Real estate and rental and leasing	250	209	175	(41)	(34)	(75)
Professional, scientific, and technical services	380	378	392	(2)	14	12
Management of companies and enterprises	a	a	a			
Administrative and support, waste mgt & remediation	1,194	813	1,828	(381)	1,015	634
Educational services	50	126	106	76	(20)	56
Health care and social assistance	3,523	4,129	4,251	606	122	728
Arts, entertainment, and recreation	139	199	138	60	(61)	(1)
Accommodation and food services	1,828	2,002	1,838	174	(164)	10
Other services (except public administration)	1,208	960	910	(248)	(50)	(298)
Suppressed data (total)	399	651	196	252	(455)	(203)

a - data suppressed for confidentiality.

The number of employees shown is for all operating establishments with one or more paid employees. Excluded are most government employees, railroad employees, and self-employed persons.

Source: U.S. Census Bureau, County Business Patterns for years indicated.

Without question, Spalding County businesses were hit hard by the recession, with a loss in employment of almost 4,000 workers by 2010—a 20% reduction. By 2014 the recovery was very limited, with total losses since 2005 coming down to only about 3,400 workers—still a loss of almost 17% from 2005 levels.

Major industries that lost workers during the recession (and continued to lose to 2014) include Construction (down 65%), Manufacturing (down 46.5%), and Retail Trade (down 17.9%), while Wholesale Trade struggled back to a net loss of 15.1%.

On the brighter side, jobs in Administrative industries rebounded to a 53% gain in workers by 2014, and Health Care and Social Assistance increased employment throughout the recession to a 21% increase over 2005.



It is important to note that the Census data is based on employed persons, not jobs per se. Thus, a person holding down two jobs is counted only once by the Census. As noted, the jobs on Table 15 exclude sole proprietors and businesses that have no employees. Woods & Poole Economics is one source that reports jobs, not just employed persons, based on data from the US Bureau of Labor Statistics. Their data indicate a total of 28,903 jobs in the county in 2010, 29,647 in 2014 (a modest 2.6% increase) and an estimated 30,643 in 2016 (a 6% increase over 2010).

### Employment by Occupation

The tables on the next pages take a different view of employment in the county, focusing on the occupations of people that live in the county and their earnings, as opposed to all employees that work for companies in the county regardless of where they live.

Also, unlike the figures for employment by industry, above, the following tables include all working residents, including government employees and sole proprietors. Although there is a difference between the total employed population in 2010 shown on Table 16 (26,490) and the number of county residents that either worked in Spalding County or commuted to some other county as reported by the Census (Table 14—25,727), the difference is minor (<3%) and results from differing methodologies.

It is important, however, that the numbers on the following tables are taken from the American Community Survey (ACS), which is prepared by the Census Bureau but are estimates extrapolated from partial survey data, not actual counts.

As noted earlier, 2010 was a point in time at the severest depths of the Great Recession, while 2014 is generally regarded as a year during which the country was beginning to recover. That recovery, however, was not evident by 2014 in Spalding County.

The raw numbers for the two benchmark years are shown on Table 16. Between 2010 and 2014, the ACS estimated that the number of employed county residents continued to fall, from

26,490 workers to 23,574, a reduction of over 2,900 jobs, or 11%. In contrast, the workers employed in private businesses shown on Table 15 were reported to have increased overall, during the same time period, by 581 (a small but positive increase of 3.6% over 2010).

Median earnings for county residents in the various occupations in 2010 and 2014 are also shown on Table 16. Unlike the reduction in the number of workers during the same time period, increases and decreases in the earning medians reveal no particular patterns but hold some interest nonetheless.

While Table 16 shows the number of working residents, experiencing across-the-board reductions in all major categories, it provides a clearer picture of which occupations “held their own” in spite of the difficult economic times.

In spite of being fewer in number in 2014 than in 2010, the relative percentages of employees in each occupational category provides an important view of those occupations that are “growing” or “shrinking” in importance to the Spalding County residents. For instance, while Table 16 shows that the number of residents employed in Management occupations fell by 536 between 2010 and 2014, Table 18 reveals that those in the Management occupations actually increased in their proportion of all workers by 3% (although their median earnings fell by 1.8%). A modest increase occurred in the share of workers in the Service occupations, in spite of an amazing increase of 116% in Healthcare Support workers, and workers involved in Sales and Office occupations jumped 5.5% overall, led by salespeople themselves with a 19% increase. As would be expected, the proportion of residents working in Construction and Production occupations fell dramatically.

Interestingly, though a small group—lawyers and others in the legal occupations—increased in a relatively insignificant number, the increase from 0.5% to 1.5% of all employees in the county represented an increase in proportion by almost 220%.

Table 16: Occupations of Residents of Spalding County

Occupational Categories and Subcategories	Number of Employees			Median Earnings per Employee		
	2010 Total Employees	2014 Total Employees	Change 2010-2014	2010 Median earnings	2014 Median earnings	Change 2010-2014
<b>Civilian employed population 16 years and over</b>	<b>26,490</b>	<b>23,574</b>	<b>-2,916</b>	<b>28,499</b>	<b>28,810</b>	<b>311</b>
<b>Management, business, science, and arts occupations:</b>	<b>6,422</b>	<b>5,886</b>	<b>-536</b>	<b>43,033</b>	<b>42,277</b>	<b>-756</b>
Management, business, and financial occupations:	2,425	2,170	-255	44,872	44,111	-761
<i>Management</i>	1,762	1,652	-110	45,478	45,658	180
<i>Business and financial operations</i>	663	518	-145	44,004	38,500	-5,504
Computer, engineering, and science occupations:	577	483	-94	44,983	52,610	7,627
<i>Computer and mathematical occupations</i>	188	173	-15	36,556	61,250	24,694
<i>Architecture and engineering</i>	319	242	-77	48,482	54,231	5,749
<i>Life, physical, and social sciences</i>	70	68	-2	45,294	36,346	-8,948
Education, legal, community service, arts, and media:	2,172	2,158	-14	37,545	41,800	4,255
<i>Community and social services</i>	408	275	-133	30,587	30,216	-371
<i>Legal occupations</i>	121	343	222	127,386	61,705	-65,681
<i>Education, training, and library occupations</i>	1,453	1,377	-76	39,384	40,417	1,033
<i>Arts, design, entertainment, sports, and media</i>	190	163	-27	25,517	48,583	23,066
Healthcare practitioner and technical occupations:	1,248	1,075	-173	45,625	37,973	-7,652
<i>Health diagnosing and treating practitioners and other tech</i>	673	554	-119	61,250	53,824	-7,426
<i>Health technologists and technicians</i>	575	521	-54	33,229	26,250	-6,979
<b>Service occupations:</b>	<b>4,751</b>	<b>4,340</b>	<b>-411</b>	<b>16,127</b>	<b>17,460</b>	<b>1,333</b>
Healthcare support occupations	454	874	420	14,451	16,009	1,558
Protective service occupations:	796	779	-17	38,654	42,140	3,486
<i>Fire fighting and prevention, and other protective services</i>	423	398	-25	33,618	43,654	10,036
<i>Lawenforcement workers including supervisors</i>	373	381	8	44,761	40,110	-4,651
Food preparation and serving related occupations	1,405	1,150	-255	8,757	13,347	4,590
Building and grounds cleaning and maintenance	1,415	1,044	-371	18,567	19,068	501
Personal care and service occupations	681	493	-188	7,948	15,632	7,684
<b>Sales and office occupations:</b>	<b>6,578</b>	<b>6,176</b>	<b>-402</b>	<b>25,283</b>	<b>25,034</b>	<b>-249</b>
Sales and related occupations	2,601	2,754	153	17,660	19,861	2,201
Office and administrative support	3,977	3,422	-555	28,761	26,437	-2,324
<b>Natural resources, construction, and maint occupations:</b>	<b>3,091</b>	<b>2,480</b>	<b>-611</b>	<b>29,629</b>	<b>32,786</b>	<b>3,157</b>
Farming, fishing, and forestry	12	43	31	a	20,919	
Construction and extraction occupations	1,963	1,192	-771	26,862	27,500	638
Installation, maintenance, and repair	1,116	1,245	129	32,288	39,878	7,590
<b>Production, transportation, and moving occupations:</b>	<b>5,648</b>	<b>4,692</b>	<b>-956</b>	<b>27,861</b>	<b>27,016</b>	<b>-845</b>
Production	2,921	2,136	-785	27,386	26,661	-725
Transportation	1,523	1,415	-108	38,295	33,902	-4,393
Material moving	1,204	1,141	-63	23,357	17,294	-6,063

Notes for this and the following table:

a - too few sample observations were available to compute an estimate.

2010 and 2014 median earnings are shown in then-current 2010 and 2014 dollars, respectively.

Source: U.S. Census Bureau, American Community Survey for 2000 and 2014.

Table 17: Occupations of Residents of the Planning Area

Occupational Categories and Subcategories	Number of Employees: 2010			Number of Employees: 2014		
	Spalding County	Griffin	Planning Area	Spalding County	Griffin	Planning Area
<b>Civilian employed population 16 years and over</b>	<b>26,490</b>	<b>9,112</b>	<b>17,378</b>	<b>23,574</b>	<b>8,094</b>	<b>15,480</b>
<b>Management, business, science, and arts occupations:</b>	<b>6,422</b>	<b>2,237</b>	<b>4,185</b>	<b>5,886</b>	<b>1,974</b>	<b>3,912</b>
Management, business, and financial occupations:	2,425	802	1,623	2,170	661	1,509
<i>Management</i>	1,762	520	1,242	1,652	441	1,211
<i>Business and financial operations</i>	663	282	381	518	220	298
Computer, engineering, and science occupations:	577	249	328	483	199	284
<i>Computer and mathematical occupations</i>	188	119	69	173	131	42
<i>Architecture and engineering</i>	319	113	206	242	55	187
<i>Life, physical, and social sciences</i>	70	17	53	68	13	55
Education, legal, community service, arts, and media:	2,172	828	1,344	2,158	812	1,346
<i>Community and social services</i>	408	125	283	275	58	217
<i>Legal occupations</i>	121	48	73	343	142	201
<i>Education, training, and library occupations</i>	1,453	566	887	1,377	521	856
<i>Arts, design, entertainment, sports, and media</i>	190	89	101	163	91	72
Healthcare practitioner and technical occupations:	1,248	358	890	1,075	302	773
<i>Health diagnosing and treating practitioners and other tech</i>	673	252	421	554	213	341
<i>Health technologists and technicians</i>	575	106	469	521	89	432
<b>Service occupations:</b>	<b>4,751</b>	<b>2,070</b>	<b>2,681</b>	<b>4,340</b>	<b>1,872</b>	<b>2,468</b>
Healthcare support occupations	454	254	200	874	432	442
Protective service occupations:	796	224	572	779	131	648
<i>Fire fighting and prevention, and other protective services</i>	423	143	280	398	63	335
<i>Lawenforcement workers including supervisors</i>	373	81	292	381	68	313
Food preparation and serving related occupations	1,405	661	744	1,150	529	621
Building and grounds cleaning and maintenance	1,415	765	650	1,044	605	439
Personal care and service occupations	681	166	515	493	175	318
<b>Sales and office occupations:</b>	<b>6,578</b>	<b>2,161</b>	<b>4,417</b>	<b>6,176</b>	<b>1,954</b>	<b>4,222</b>
Sales and related occupations	2,601	904	1,697	2,754	1,052	1,702
Office and administrative support	3,977	1,257	2,720	3,422	902	2,520
<b>Natural resources, construction, and maint occupations:</b>	<b>3,091</b>	<b>824</b>	<b>2,267</b>	<b>2,480</b>	<b>645</b>	<b>1,835</b>
Farming, fishing, and forestry	12	0	12	43	34	9
Construction and extraction occupations	1,963	663	1,300	1,192	376	816
Installation, maintenance, and repair	1,116	161	955	1,245	235	1,010
<b>Production, transportation, and moving occupations:</b>	<b>5,648</b>	<b>1,820</b>	<b>3,828</b>	<b>4,692</b>	<b>1,649</b>	<b>3,043</b>
Production	2,921	988	1,933	2,136	827	1,309
Transportation	1,523	298	1,225	1,415	317	1,098
Material moving	1,204	534	670	1,141	505	636

Between 2010 and 2014, employed residents in the Planning Area dropped by about 1,900 (almost 11%—equivalent to the reduction countywide). As a percentage of countywide employed residents, the Planning Area remained on a par with the county as a whole, with 65.7% of all working residents in the county in 2014, compared to 65.6% in 2010.

Some changes in specific occupations, however, considering both the percentage change and the number of workers, were notable.

The Planning Area percentage of countywide employed residents particularly increased by 2014 in the following occupations: Community and Social Services jobs (69.4% to 78.9%), Healthcare Support (44.1% to 50.6%), and Protective Services (71.9% to 83.2%). A lesser increase occurred in Management (70.5% to 73.3%), and Office Support occupations (68.4% to 73.6%).

On the other hand, a notable reduction was seen in Personal Care and Services workers (75.6% to 64.5%), and to a lesser extent in Production (66.2% to 61.3%) and Transportation (80.4% to 77.6%).

Table 18: Employment and Earnings Trend - Countywide

Occupational Categories and Subcategories	Employees as a % of Total		Change 2010-2014	
	2010 % Employees	2014 % Employees	Percent of Employees	Median earnings
<b>Civilian employed population 16 years and over</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>1.1%</b>
<b>Management, business, science, and arts occupations:</b>	<b>24.2%</b>	<b>25.0%</b>	<b>3.0%</b>	<b>-1.8%</b>
Management, business, and financial occupations:	9.2%	9.2%	0.6%	-1.7%
<i>Management</i>	6.7%	7.0%	5.4%	0.4%
<i>Business and financial operations</i>	2.5%	2.2%	-12.2%	-12.5%
Computer, engineering, and science occupations:	2.2%	2.0%	-5.9%	17.0%
<i>Computer and mathematical occupations</i>	0.7%	0.7%	3.4%	67.6%
<i>Architecture and engineering</i>	1.2%	1.0%	-14.8%	11.9%
<i>Life, physical, and social sciences</i>	0.3%	0.3%	9.2%	-19.8%
Education, legal, community service, arts, and media:	8.2%	9.2%	11.6%	11.3%
<i>Community and social services</i>	1.5%	1.2%	-24.3%	-1.2%
<i>Legal occupations</i>	0.5%	1.5%	218.5%	-51.6%
<i>Education, training, and library occupations</i>	5.5%	5.8%	6.5%	2.6%
<i>Arts, design, entertainment, sports, and media</i>	0.7%	0.7%	-3.6%	90.4%
Healthcare practitioner and technical occupations:	4.7%	4.6%	-3.2%	-16.8%
<i>Health diagnosing and treating practitioners and other tech</i>	2.5%	2.4%	-7.5%	-12.1%
<i>Health technologists and technicians</i>	2.2%	2.2%	1.8%	-21.0%
<b>Service occupations:</b>	<b>17.9%</b>	<b>18.4%</b>	<b>2.6%</b>	<b>8.3%</b>
Healthcare support occupations	1.7%	3.7%	116.3%	10.8%
Protective service occupations:	3.0%	3.3%	10.0%	9.0%
<i>Fire fighting and prevention, and other protective services</i>	1.6%	1.7%	5.7%	29.9%
<i>Law enforcement workers including supervisors</i>	1.4%	1.6%	14.8%	-10.4%
Food preparation and serving related occupations	5.3%	4.9%	-8.0%	52.4%
Building and grounds cleaning and maintenance	5.3%	4.4%	-17.1%	2.7%
Personal care and service occupations	2.6%	2.1%	-18.7%	96.7%
<b>Sales and office occupations:</b>	<b>24.8%</b>	<b>26.2%</b>	<b>5.5%</b>	<b>-1.0%</b>
Sales and related occupations	9.8%	11.7%	19.0%	12.5%
Office and administrative support	15.0%	14.5%	-3.3%	-8.1%
<b>Natural resources, construction, and maint occupations:</b>	<b>11.7%</b>	<b>10.5%</b>	<b>-9.8%</b>	<b>10.7%</b>
Farming, fishing, and forestry	a	0.2%		
Construction and extraction occupations	7.4%	5.1%	-31.8%	2.4%
Installation, maintenance, and repair	4.2%	5.3%	25.4%	23.5%
<b>Production, transportation, and moving occupations:</b>	<b>21.3%</b>	<b>19.9%</b>	<b>-6.7%</b>	<b>-3.0%</b>
Production	11.0%	9.1%	-17.8%	-2.6%
Transportation	5.7%	6.0%	4.4%	-11.5%
Material moving	4.5%	4.8%	6.5%	-26.0%

As discussed on page 36, between the 2010 and 2014 surveys by the Census Bureau, gains were observed in the share of all employees in the county in the Management category (especially Legal and Education jobs), Services (particularly Healthcare Support) and Sales and Office occupations.

Decreases in jobs participation occurred in Construction and Production occupations (while the percentage share went up for Maintenance and Repair jobs). Figure 2 illustrates the changes by major category.

Figure 2: Change in Percent of Employment Share – 2010-2014

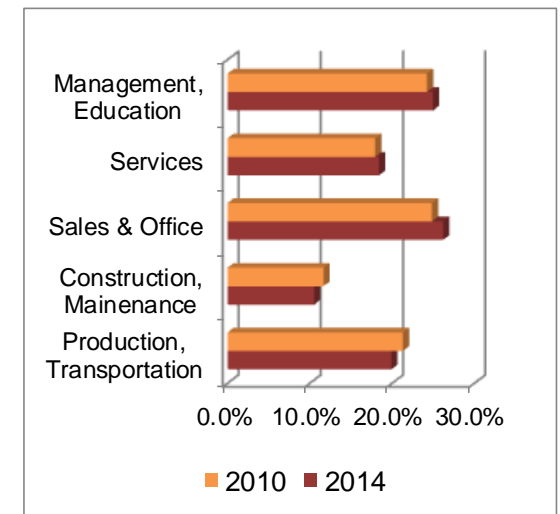


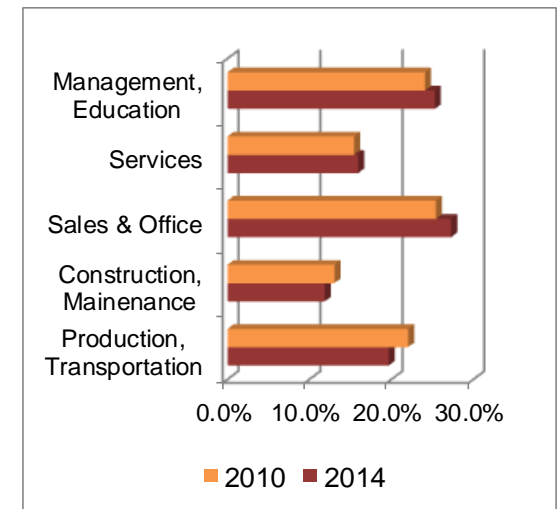


Table 19: Employment Trend - Planning Area

Occupational Categories and Subcategories	Employees as a % of Total		2014 Percent	
	2010 % Employees	2014 % Employees	of 2010 (Change)	of County Total
<b>Civilian employed population 16 years and over</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>65.7%</b>
<b>Management, business, science, and arts occupations:</b>	<b>24.1%</b>	<b>25.3%</b>	<b>4.9%</b>	<b>16.6%</b>
Management, business, and financial occupations:	9.3%	9.7%	4.4%	6.4%
<i>Management</i>	7.1%	7.8%	9.5%	5.1%
<i>Business and financial operations</i>	2.2%	1.9%	-12.2%	1.3%
Computer, engineering, and science occupations:	1.9%	1.8%	-2.8%	1.2%
<i>Computer and mathematical occupations</i>	0.4%	0.3%	-31.7%	0.2%
<i>Architecture and engineering</i>	1.2%	1.2%	1.9%	0.8%
<i>Life, physical, and social sciences</i>	0.3%	0.4%	16.5%	0.2%
Education, legal, community service, arts, and media:	7.7%	8.7%	12.4%	5.7%
<i>Community and social services</i>	1.6%	1.4%	-13.9%	0.9%
<i>Legal occupations</i>	0.4%	1.3%	209.1%	0.9%
<i>Education, training, and library occupations</i>	5.1%	5.5%	8.3%	3.6%
<i>Arts, design, entertainment, sports, and media</i>	0.6%	0.5%	-20.0%	0.3%
Healthcare practitioner and technical occupations:	5.1%	5.0%	-2.5%	3.3%
<i>Health diagnosing and treating practitioners and other tech</i>	2.4%	2.2%	-9.1%	1.4%
<i>Health technologists and technicians</i>	2.7%	2.8%	3.4%	1.8%
<b>Service occupations:</b>	<b>15.4%</b>	<b>15.9%</b>	<b>3.3%</b>	<b>10.5%</b>
Healthcare support occupations	1.2%	2.9%	148.1%	1.9%
Protective service occupations:	3.3%	4.2%	27.2%	2.7%
<i>Fire fighting and prevention, and other protective services</i>	1.6%	2.2%	34.3%	1.4%
<i>Law enforcement workers including supervisors</i>	1.7%	2.0%	20.3%	1.3%
Food preparation and serving related occupations	4.3%	4.0%	-6.3%	2.6%
Building and grounds cleaning and maintenance	3.7%	2.8%	-24.2%	1.9%
Personal care and service occupations	3.0%	2.1%	-30.7%	1.3%
<b>Sales and office occupations:</b>	<b>25.4%</b>	<b>27.3%</b>	<b>7.3%</b>	<b>17.9%</b>
Sales and related occupations	9.8%	11.0%	12.6%	7.2%
Office and administrative support	15.7%	16.3%	4.0%	10.7%
<b>Natural resources, construction, and maint occupations:</b>	<b>13.0%</b>	<b>11.9%</b>	<b>-9.1%</b>	<b>7.8%</b>
Farming, fishing, and forestry	0.1%	0.1%	-15.8%	0.0%
Construction and extraction occupations	7.5%	5.3%	-29.5%	3.5%
Installation, maintenance, and repair	5.5%	6.5%	18.7%	4.3%
<b>Production, transportation, and moving occupations:</b>	<b>22.0%</b>	<b>19.7%</b>	<b>-10.8%</b>	<b>12.9%</b>
Production	11.1%	8.5%	-24.0%	5.6%
Transportation	7.0%	7.1%	0.6%	4.7%
Material moving	3.9%	4.1%	6.6%	2.7%

The changes in employment in the Planning Area, as a percentage of Planning Area workers (not of countywide resident workers discussed on page 38), closely mirror the changes countywide, with increases in Management, Services and Sales occupations between 2010 and 2014, and reductions in working residents in Construction and Production.

Figure 3: Percent Change in Planning Area Employment Share



The number of Planning Area residents in each occupational category as percentages of all workers in the county in 2014 are also shown on Table 19.

## Future Employment Growth

As part of the preparation of the County's Comprehensive Transportation Plan (CTP), future growth in county employment was projected to the year 2040. The total number of employees is anticipated to increase from 28,501 in 2015, to 42,822 by 2040. Although no breakdown by type of employment was prepared for the CTP, future growth by type of industry can be extrapolated from the countywide forecasts prepared by Woods & Poole Economics (W&P for short) in their 2016 data book for Georgia counties.

First, the W&P forecasts for each type of industry have been calculated as percentages of total employment for each of the 5-year increments shown on Table 20. The CTP totals for 2015 and 2040 were then substituted for the W&P totals, and the percentages were then used to distribute the totals to each of the industry categories. For the intervening 5-year increments, the W&P rates of growth were applied to the totals between the 2015 and 2040 totals, and also distributed to the various categories as above. The assumption is that the W&P econometric model will guide future growth in the county.

**Table 20: Employment Projections to 2040**

Type of Industry	Number of Employees						Change 2015-2040		
	2015	2020	2025	2030	2035	2040	Number	% Increase	% of Total
Agriculture, forestry, fishing and hunting	282	322	322	321	319	317	35	12.4%	0.2%
Mining, quarrying, oil and gas extraction	61	70	72	72	74	76	15	24.6%	0.1%
Construction	1,294	1,676	1,869	2,020	2,152	2,285	991	76.6%	6.9%
Manufacturing	2,550	2,761	2,572	2,371	2,177	1,991	(559)	-21.9%	-3.9%
Wholesale trade	806	942	950	953	950	939	133	16.5%	0.9%
Retail trade	2,985	3,459	3,452	3,433	3,405	3,366	381	12.8%	2.7%
Transportation and warehousing	549	654	695	738	779	817	268	48.8%	1.9%
Information	191	217	216	214	213	211	20	10.5%	0.1%
Finance and insurance	744	914	965	999	1,015	1,019	275	37.0%	1.9%
Real estate and rental and leasing	925	1,149	1,253	1,364	1,481	1,599	674	72.9%	4.7%
Professional, scientific, and tech services	770	933	995	1,063	1,135	1,212	442	57.4%	3.1%
Management of companies & enterprises	89	103	106	105	104	102	13	14.6%	0.1%
Administrative and waste management	3,195	3,903	4,204	4,496	4,759	4,973	1,778	55.6%	12.4%
Educational services	207	266	301	338	375	409	202	97.6%	1.4%
Health care and social assistance	4,593	5,972	6,815	7,732	8,684	9,635	5,042	109.8%	35.2%
Arts, entertainment, and recreation	345	435	485	538	594	649	304	88.1%	2.1%
Accommodation and food services	1,980	2,412	2,572	2,708	2,806	2,909	929	46.9%	6.5%
Other services (except public admin)	2,204	2,714	2,943	3,188	3,447	3,715	1,511	68.6%	10.6%
<b>Total - Private Sector</b>	<b>23,769</b>	<b>28,903</b>	<b>30,786</b>	<b>32,655</b>	<b>34,468</b>	<b>36,223</b>	<b>12,454</b>	<b>52.4%</b>	<b>87.0%</b>
<b>Total - Public Sector</b>	<b>4,732</b>	<b>5,731</b>	<b>6,035</b>	<b>6,281</b>	<b>6,468</b>	<b>6,599</b>	<b>1,867</b>	<b>39.5%</b>	<b>13.0%</b>
<b>Total employment</b>	<b>28,501</b>	<b>34,634</b>	<b>36,821</b>	<b>38,936</b>	<b>40,936</b>	<b>42,822</b>	<b>14,321</b>	<b>50.2%</b>	<b>100.0%</b>

The results reflect major growth projected for several industries, such as: Construction, Real Estate, Education, Arts & Entertainment, and especially Health Care. As a percent of all growth, the Administrative and Health Care categories clearly predominate. Manufacturing, on the other hand, is expected to continue its decline (since at least 2005) with a further reduction in employees of almost 22%. All other categories are expected to increase in employment over the forecast period.



## SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY

### Discuss SCWA Meeting Schedule

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**Requesting Agency**

Spalding County Water Authority

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**Requested Action**

Discuss possible changes in the SCWA meeting schedule for the remainder of 2020.

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**Requirement for Board Action**

---

**Is this Item Goal Related?**

---

**Summary and Background**

---

**Fiscal Impact / Funding Source**

---

**STAFF RECOMMENDATION****ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> SCWSFA Meeting Schedule	7/15/2020	Backup Material

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P.O. Box 1087  
Griffin, GA 30224



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Dave Lamb  
Chairman

**NOTICE OF MEETING SCHEDULE**  
**SPALDING COUNTY WATER & SEWERAGES FACILITIES**  
**AUTHORITY**  
**2020**

The Spalding County Water and Sewerages Facilities Authority shall meet quarterly on the 3<sup>rd</sup> Wednesday of the month. Proper notice will be given if scheduled meeting is cancelled.

**January 15, 2020**

**April 15, 2020**

**July 15, 2020**

**October 21, 2020**

All meetings will be held in the Courthouse Annex, Room 108, 119 East Solomon Street, Griffin, Georgia and will begin at 8:30 a.m. unless otherwise stated.



## SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY Next Regular Scheduled Meeting

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**Requesting Agency**

Spalding County Water Authority

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**Requested Action**

Next Regular Scheduled Meeting October 21, 2020.

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**Requirement for Board Action**

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**Is this Item Goal Related?**

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**Summary and Background**

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**