

Agenda

**Board of Commissioners of Spalding County
Extraordinary Session
October 19, 2020
6:00 PM
119 E. Solomon Street, Room 108**

I. OPENING (CALL TO ORDER)

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

II. INVOCATION

Pastor Jeffrey Shelton with New Life Assembly will deliver the Invocation.

III. PLEDGE TO FLAG

Commissioner Bart Miller, District #4, will lead the pledge to the flag.

IV. PRESENTATIONS/PROCLAMATIONS

1. Consider request from the Griffin Daybreak Rotary Club to present the Spalding County Parks and Recreation Department ten (10) tablets for use at the Fairmont Community Center.
2. Newton Galloway would like to present the results of the Spalding/Griffin Arts Market Study Data and Summary Information.

V. PRESENTATION OF FINANCIAL STATEMENTS

1. Consider approval of financial statements for the three months ended September 30, 2020.

VI. CITIZEN COMMENT

Speakers must sign up prior to the meeting and provide their names, addresses and the topic they wish to discuss. Speakers must direct your remarks to the Board and not to individual Commissioners or to the audience. Personal disagreements with individual Commissioners or County employees are not a matter of public concern and personal attacks will not be tolerated. The Chairman has the right to limit your comments in the interest of disposing of the County's business in an efficient and respectable manner.

Speakers will be allotted three minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of the Commissioners. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker will be permitted to speak more than three minutes or more than once, unless the Board votes to suspend this rule.

VII. MINUTES -

1. Consider approval of minutes for the Spalding County Board of Commissioners Regular Meeting on October 5, 2020 and the Spalding County Board of Commissioners Special Called Meeting on October 7, 2020.

VIII. OLD BUSINESS -

IX. PUBLIC HEARING -

1. Conduct a public hearing for the 2020 Capital Improvement Element (CIE) and Community Work Program (CWP) for Spalding County, City of Orchard Hill and City of Sunnyside.

X. NEW BUSINESS -

1. Consider approval of continuation of the Fire Services Contract with the City of Sunny Side for 2020.
2. Consider approval of continuation of the Fire Services Contract with the City of Orchard Hill for 2020.
3. Consider the approval of the 2021 Alcohol License Renewal for Retail Sale of Beer and Wine:

Aziz Ali-Chevron Food Mart, located at 3200 High Falls Rd., Griffin, GA 30224.
4. Consider approval for the renewal of the 2021 Alcohol License-Retail Sale of Beer and Wine for the following:
 - Ruchit Kumar Patel-Valero Food Mart, 2995 N Expressway, Griffin, GA 30223. Beer and Wine. No Violations.
5. Consider the approval of the 2021 Alcohol License Renewal for Retail Sale of Beer and Wine for the following:
 - Quader Quddoos- A1 Food Mart, located at N Hill Street, Griffin, GA 30223. No Violations.
 - Merrill Tanner-Race Trac #182, located at 4200 N Expressway, Hampton, GA 30228. No Violations.
 - Merrill Tanner-Race Trac #2495, located at 1638 US Hwy 41, Griffin, GA 30224. No Violations.
6. Consider acceptance of David Dodd's resignation from the Spalding County Parks & Recreation Advisory Commission. Mr. Dodd's appointment is scheduled to expire on December 31, 2020 and staff is requesting that the position not be filled until the first meeting in January 2021 when all of the appointments are considered.
7. Consider a request to authorize staff and the County Zoning Attorney to prepare a text amendment to the Zoning Ordinance Appendix IV-Zoning, Article 5-AR-1 Agricultural and Residential, Section 502 Boundaries of AR-1 Districts, Item #15(i): The manufactured homes can only be accessory to an active farm with a minimum tract size of one hundred (100) acres" by adding the word "contiguous" so that the ordinance will read: "The manufactured homes can only be accessory to an active farm with a minimum tract size of one hundred (100) contiguous acres."
8. Consider approval of the 2021 Holiday Calendar for Spalding County Employees.

XI. REPORT OF COUNTY MANAGER

XII. REPORT OF ASSISTANT COUNTY MANAGER

XIII. REPORT OF COMMISSIONERS

XIV. CLOSED SESSION

XV. ADJOURNMENT



SPALDING COUNTY BOARD OF COMMISSIONERS
New Life Assembly

Requesting Agency

County Clerk

Requested Action

Pastor Jeffrey Shelton with New Life Assembly will deliver the Invocation.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY BOARD OF COMMISSIONERS
Commissioner Bart Miller, District #4

Requesting Agency

County Clerk

Requested Action

Commissioner Bart Miller, District #4, will lead the pledge to the flag.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY BOARD OF COMMISSIONERS
Griffin Daybreak Rotary

Requesting Agency

County Clerk

Requested Action

Consider request from the Griffin Daybreak Rotary Club to present the Spalding County Parks and Recreation Department ten (10) tablets for use at the Fairmont Community Center.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY BOARD OF COMMISSIONERS ArtSpace Study

Requesting Agency

County Clerk

Requested Action

Newton Galloway would like to present the results of the Spalding/Griffin Arts Market Study Data and Summary Information.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

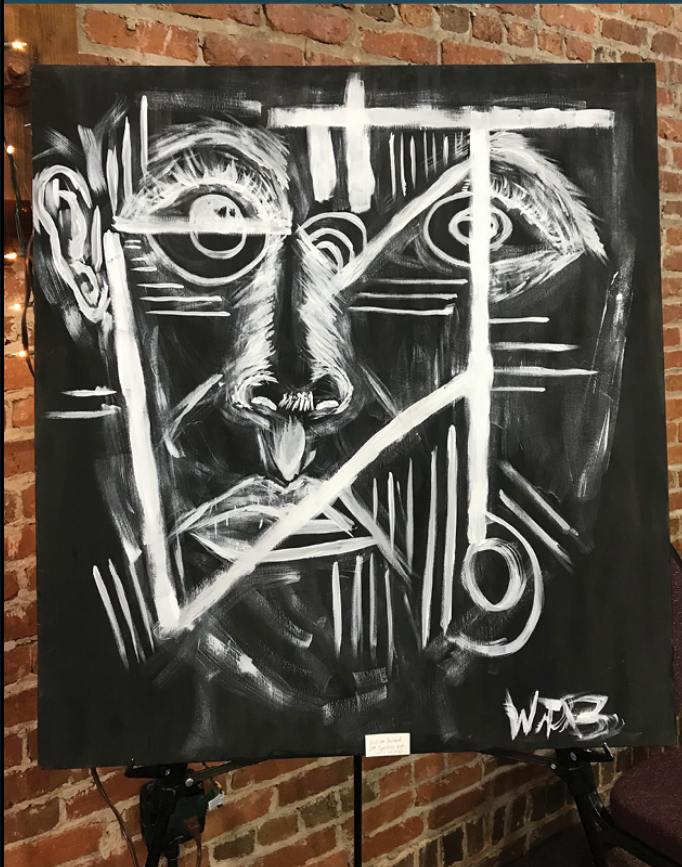
Description	Upload Date	Type
<input type="checkbox"/> ArtSpace Study Report	10/9/2020	Backup Material



artspace

ARTS MARKET STUDY

REPORT OF FINDINGS



Downtown Griffin Source: Artspace May 2019



SEPTEMBER 2020 // SPALDING COUNTY, GEORGIA

OFFICES: Minneapolis / New York City / Washington D.C.

250 Third Avenue North, Suite 400, Minneapolis MN 55401
P 612.333.9012 F 612.333.9089 [ARTSPACE.ORG](https://www.artspace.org)

PARTNERS

ACKNOWLEDGEMENTS:

Artspace would like to thank Spalding County and the Griffin-Spalding County Land Bank Authority (LBA), specifically Spalding County Manager William Wilson and LBA Chair Newton Galloway for their thoughtful leadership during this study and CEO, Robert Dull of the Griffin Housing Authority and Executive Director David Luckie of the Griffin Spalding County Industrial Development Authority for their vision and support of this initiative. This study would not be possible without the dedicated cross-sector volunteer Steering Committee who led the study implementation efforts, especially considering the COVID-19 pandemic.

SPALDING COUNTY STEERING COMMITTEE:

- William Wilson, Spalding County Manager
- Newton Galloway, Griffin-Spalding County Land Bank Authority
- Jewell Walker-Harps, Griffin NAACP/EPI
- Rachel Conort, Citizen Engagement Specialist, Spalding County
- Christy Todd, Griffin-Spalding Historical Society
- Sandra Slider, Griffin-Spalding Historical Society
- Virginia Church, Interim Executive Director, Griffin-Spalding County LBA
- Patrick Kay, Economic and Downtown Development Director, City of Griffin
- Art Hammond, Director, Griffin Area Concert Association
- Debbie Hammond, President, Griffin Area Arts Alliance
- Bonnie Pfrogner, President, Griffin Area Arts Alliance
- Janai Jester, Powerhouse Talent
- Erica Edgerton, Powerhouse Talent
- Deborah McKay, Rue Colline

FUNDING PROVIDED BY:

The Arts Market Study would not be possible without the funding from Spalding County, the Griffin Spalding County Industrial Development Authority, and the Griffin Housing Authority.



A big thank you is also extended to Big Lefty Productions for producing a video highlighting the importance of this work and to the Griffin Spalding Historical Society for assisting with promotion. Each entity played a critical role supporting the implementation of this study.



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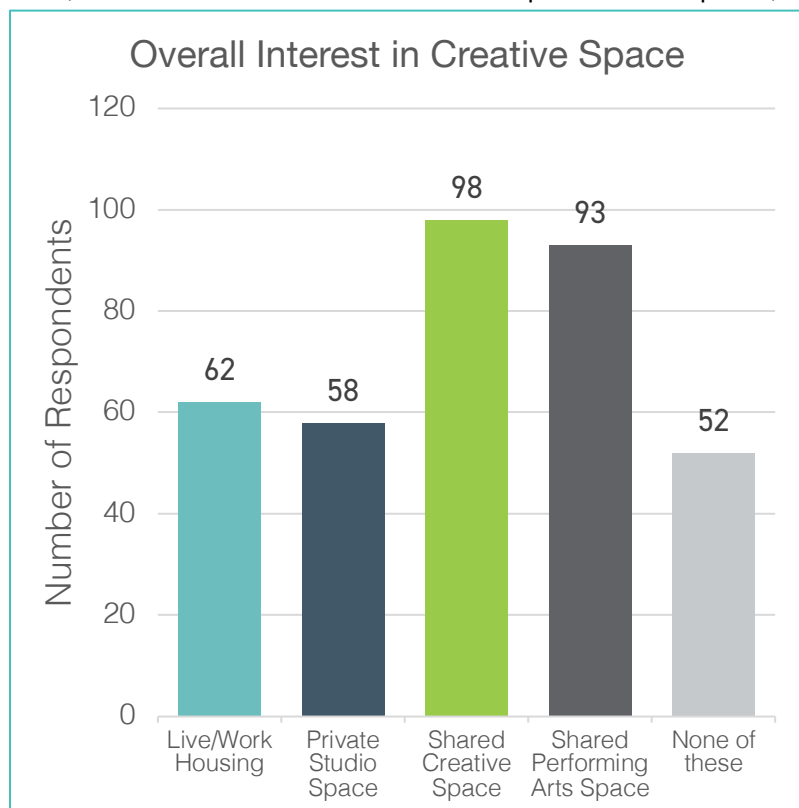
SPALDING COUNTY EXECUTIVE SUMMARY

OVERVIEW

Artspace was contracted by Spalding County to conduct an Arts Market Study to quantify and describe the housing and creative workspace needs of area artists. The objective of the study was to offer information useful in evaluating how the identified creative space needs can be addressed in the context of a Griffin Housing Authority proposed Rosenwald School site redevelopment in the Fairmont neighborhood of Griffin, Georgia. The resulting data is also intended to help advance opportunities for new space led by any interested local developer, building owner or other entrepreneur in Spalding County with a particular focus on Griffin. This study was made possible with funding from Spalding County, the Griffin Spalding County Industrial Development Authority, and the Griffin Housing Authority (GHA), with support from the City of Griffin and the Griffin-Spalding Land Bank Authority (LBA). The **Survey of Artists', Makers' and Creatives' Space Needs and Preferences** assessed a broad range of spatial needs including artist live/work, private studio/creative workspace, and shared creative and performing arts spaces.

The Arts Market Study (AMS) is Phase II of a two-part assessment that began in May 2019 with a Preliminary Feasibility Study (PFS). The PFS determined a mixed-use, affordable, arts-centric project concept could help strengthen the arts and cultural sector of Griffin, Georgia and could be the nexus for many overlapping community goals. Focus groups and meetings at that time revealed a mixed-use arts facility could incorporate historic preservation, address downtown revitalization, strengthen the creative economy, and raise the bar on racial equity by emphasizing it as a driving project principle. Affordable residential space for creatives was prioritized, but there was also a clear desire for “performance space”, “public engagement space”, “studio space”, and “artist in residency space” to bolster the creative economy.

The AMS puts these preliminary qualitative findings to the test and reveals whether there is sufficient demand and interest by the broader creative sector to warrant investment in new space and if so what types of space(s) to prioritize. The data is intended to encourage developers, in this case specifically the Griffin Housing Authority, to advance new creative space project(s) and to inform project concept design, location, and funding/financing strategy decisions.



RESPONDENT OVERVIEW

There were **245 total survey respondents** of which **193 (79%)** indicated an interest in at least one type of creative space in Griffin, Georgia. The Arts Market Study achieved broad geographic responses including current Griffin residents (56%), former residents (15%), and those who have never lived in Griffin (29%) but primarily reside in Spalding County, neighboring counties and the city of Atlanta. See page 14 for a heat map of respondents' zip codes.

There was a wide representation of arts, cultural, and

Respondent Race and Ethnicity		
White/Caucasian	139	57%
Black/African American	80	33%
Multiracial/Multiethnic	10	4%
Hispanic/Latinx	7	3%
Not Listed	5	2%
Asian American or Asian	2	1%
American Indian/Native	2	1%
Total	245	100%

TOP ARTS, CULTURAL, CREATIVE INDUSTRY INVOLVEMENT

1. Music – **26%**
2. Theater Arts – **22%**
3. Painting/Drawing – **22%**
4. Dance/Choreography – **16%**
5. Arts Education/Instruction – **16%**

Note: Respondents could select up to 4 options

creative industries, as well as a mix of races and ethnicities as self-reported by respondents. Shared creative space and shared performing arts space was revealed overwhelmingly as the top space need types, followed by live/work housing.

The general profile of artist respondents interested in live/work housing is compelling. In general, the interested artists are younger and more diverse than the overall pool of total respondents and a smaller percentage of them own homes. There are also a higher percentage of U.S. veterans and people who consider themselves to have a disability as compared to the total respondents.

HOUSING RECOMMENDATIONS

The Arts Market Study data demonstrates demand for variety of creative spaces in Griffin and therefore a variety of project models and space solutions can be explored by local stakeholders. For example, private studios (1-year or longer leases) and shared creative spaces can be offered in underutilized buildings; affordable housing developers can introduce public engagement/community flex space, private studio and/or live/workspaces into their project concepts. In all cases the following recommendations are a starting place for planning.



- **14-19 affordable artist live/work housing for households qualifying at or below 60% of AMI or...**
- **24-29 qualifying at or below 80% of AMI.**
- See page 18 for more information

This demand range is a conservative estimate for new live/work housing that takes into consideration the percentage of interested respondents who:

- Reported household incomes > 60% or 80% of AMI
- Currently own their homes
- Never lived in Griffin

- Indicated that multiple household members may have taken the survey and expressed interest (Demand Duplication)
- Full-time students (whose incomes and living situations will likely change after graduation)

Most of the need is for one and two-bedroom units. 16% indicated that their households would qualify at or below 30% AMI, 29% are between 30% and 60% with 24% falling between 60% and 80% AMI. Offering a range of affordability is appropriate for any new project.

CREATIVE WORKSPACE RECOMMENDATIONS



- **10-21 private studio spaces.** Fewer if shared and short-term private studio spaces are offered, more (up to 21) if live/work housing is not built.
- **Affordability:** At least half priced at \$300 or less a month and \$1.00/square foot or less.
- Create mostly small and moderately sized studios; 200-500 square feet
- See page 22 for more information.



For **shared creative spaces**, data supports a first phase of concept planning and financial testing of:

- Shared general purpose studio space for multiple users
- Shared general purpose studio, for occasional and private use
- 1 multi-purpose conference/meeting room/informal lounge space
- 1 general purpose space for teaching/classroom use
- Gallery/Exhibition Space
- Computer room with design software
- See page 25 for more information.



RECOMMENDATIONS & NEXT STEPS

Creating new space for the creative sector would help retain artists. 80% of those who live in Griffin (25) have considered leaving, but nearly all of them would stay for this opportunity. Approximately 25% of those who are interested in housing live in the city of Atlanta, demonstrating an opportunity for Griffin and Spalding County to attract artists from the metro.

This is an opportunity to retain and attract creatives to Spalding County/City of Griffin.

While the Fairmont neighborhood did not rank as highly as other neighborhood options, 44% indicated that they had no preference or were not familiar enough with the area to have a preference. This suggests an opportunity for a promotional campaign to introduce artists to the site and neighborhood in order to build familiarity and interest. We strongly recommend that an ongoing promotional campaign include highlighting investment in the area, the history of the site, its connections to Downtown, and the vision for this artist community. We recommend giving artists and neighborhood stakeholders a voice at the table through an advisory committee that can offer input and provide outreach during the development process.

The historic Rosenwald School offers an opportunity to provide free shared amenity spaces for the artists living in the new construction affordable housing and the Equalization Building can serve to offer the independent creative space programs and space rentals desirable to the creative sector. The expressed priority needs for gallery/exhibition space, classroom/teaching space, multi-user shared studio space and networking space are all synergistic uses for these non-residential space use concepts. There may also be overlapping uses that also fit community stakeholders' vision for new space. For example, a computer room with design software is a shared-space use of interest to many artists willing to pay for access and may also fulfill a community desire for a computer lab serving local youth. In addition, a community garden was revealed as top priority housing amenity by respondents. There is an existing community garden at the site, which if continued and expanded might be a good partner to the project and its creative residents.

It is reasonable to assume that the survey promotion was hampered by the unprecedented circumstances of COVID-19 and that the response-rate is therefore under-representing market demand. Further, the response rate of artists in the City of Atlanta may also be under-represented due to the protests and social unrest occurring while the survey was live. Therefore, we believe that it is reasonable to consider a higher number of units for the GHA project if GHA and Pennrose Development are so inclined. Whether new space is limited to the recommended ranges in this report or increased, we strongly recommend the following:

- **Appropriately designed spaces** for artists and creatives that are managed in a way that supports the unique needs of a creative community.
- **Building and designing for a critical mass of creative people** such that the new community of artists is a draw. For example, twenty housing units clustered together may be more compelling to artists than fewer units or units that are scattered throughout a larger project.
- **Continued outreach** and engagement of local and regional Black artists and Artists of Color generally. The survey respondent pool under-represented the region's diversity quotient, indicating an untapped market and an opportunity to intentionally address racial equity in a new project through ongoing outreach. Notably half of the interested artists who currently live in Griffin, live in north Griffin in the Fairmont Neighborhood. Continued engagement of artists who live in the neighborhood is critical for these stakeholders and potential future residents.
- **Continued promotion** of the project concept to artists in the city of Atlanta and adjacent communities along with a clear message of commitment to the vision of creating a long-term affordable arts community in the new mixed-use housing project.
- **Outreach to individuals and families currently on the GHA waitlist**, in order to learn who may be an artist/creative already in the queue for housing, but who may not have taken the survey. A positive return of newly identified creatives would strengthen the argument for an increase in the number of housing units for artists.

We hope that this executive summary offers the types of insight useful to community members, arts advocates, and developers alike in Spalding County. More details around these recommendations are found in the findings section beginning on page 14. Feasibility of new space must consider development related factors beyond market demand. Artspace's recommendations are based on the survey findings as well as 30+ years of experience in the field of affordable art facility development.

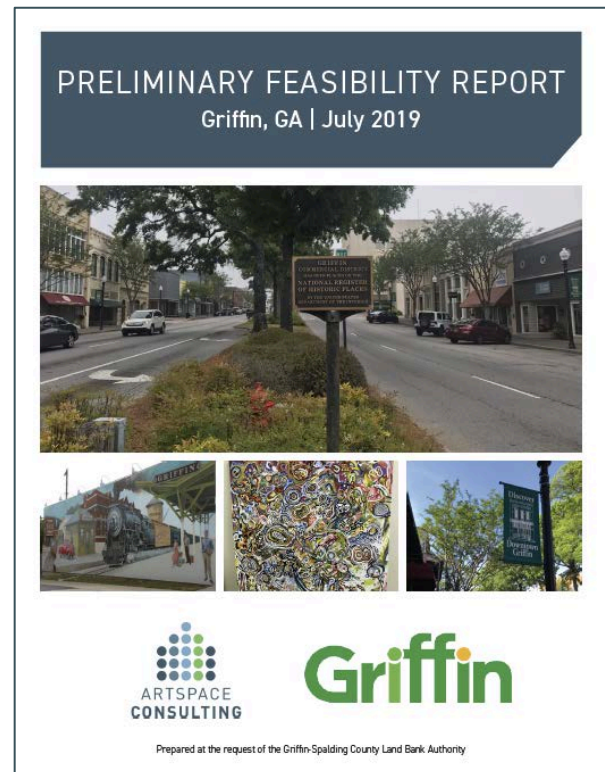
INTRODUCTION

The Arts Market Study (AMS) in Spalding County and more specifically Griffin, Georgia follows the Preliminary Feasibility Study (PFS) conducted for the City of Griffin in May-July 2019. The PFS included a two-day visit by Artspace staff Teri Deaver, Vice President and Aneesha Marwah, Project Manager, both from the Artspace Consulting department. The PFS is a feasibility assessment of the six key areas Artspace considers essential to successful community-led development. Those include: how an arts-centric project could **align with broader community goals**; **local leadership** support; assessment of **potential sites** and the site tour; **funding and financing** opportunities; the **arts market** and its need for new space; and the **project concept** for a potential new arts facility.

The Arts Market Study goes a step further. It tests assumptions formed during the Preliminary Feasibility Study, including the priority Project Concept a mixed-use project with affordable artist live/work housing and commercial spaces for the creative sector. The Project Concept, is formed in context of the top four broader community goals mentioned during the PFS study:

- 1) Downtown Revitalization
- 2) Historic Preservation
- 3) Strengthening the Creative Economy
- 4) Emphasizing Racial Equity

The purpose of the AMS study is first to determine if there is enough demand and interest by the creative sector to warrant new spaces, second, to inform the conceptualization of those spaces, and third, to energize the community around advancing the creation of a project. The Arts Market Study includes: an in-depth data collection survey deployed online, this Report of Findings, and the Technical Report Addendum that contains the data and analytics.



THE SURVEY

The online Arts Market Survey was open for eleven weeks June 1 – August 17, 2020 and available at GriffinArtspaceSurvey.org. There were **245 total respondents**. Respondents were asked a series of questions about their art/creative/cultural work, current studio or creative workspace, current living situation, interest in space in a future project, preferences for live/work housing, and private or shared

studio/workspace, as well as demographic information. The survey for Spalding County specifically asked about respondents' interest in renting the following space options, if available affordably in Griffin:



1. Relocating to live/work housing specifically designed for artists, creative individuals, and their families, referred to as “**live/work housing**” in this report;



2. Renting private studio or creative workspace on an ongoing basis, referred to as “**private studio**” in this report;



3. Shared creative space and/or specialized equipment that can be accessed on a short-term or occasional basis through a paid membership or alternative rental arrangement. Referred to as “**shared creative space**” in this report.



4. Shared performing arts spaces geared to performing artists. Access can be on a short-term or occasional basis through a paid membership or alternative rental arrangement. Referred to as “**shared performing arts space**” in this report.

INTENDED AUDIENCE

The survey results are intended to inform the **Griffin Housing Authority (GHA)** as well as other **real estate developers** and **property owners** interested in developing creative space and/or artist live/work housing. Further, these findings, the design guidelines (page 28), and Technical Report Addendum can be used to advance space planning, financial modeling, and early concept design work of any future project developments.

Advocates for the local arts community in **Spalding County, Griffin, and Atlanta** can use this information as evidence of the space needs, cultural asset gaps, and space-related challenges of the local creative sector. This in turn can help local leaders in Spalding County confidently work to move projects forward and identify priority areas and uses for creative space and program investment.

SURVEY METHODOLOGY

Artspace relies on the expertise of local partners to help promote and spread awareness about the study. The Spalding County Arts Market survey launched on June 1, 2020. Given the COVID-19 pandemic Artspace was unable to launch this survey in person and relied on the local community to spread the word and with a specific focus on social media. Successful survey promotion is critical. There is a correlation between the usefulness of the Arts Market Study Findings and the extent to which artists and creatives who need space or who are intrigued by the idea of new creative space, learn about the proposed project and take the survey.

Artspace provided weekly survey data updates to help the Steering Committee charged with survey promotion planning and outreach implementation, strategically focus its outreach efforts, paying attention to the respondent pool's demographics, age, and art forms. The survey was open for eleven weeks via the Survey Gizmo online platform and closed on August 17, 2020. During that timeframe, **245 respondents** took the survey. The survey outreach was conducted through the following means:

- E-mail Outreach to the following organizations. This included these organizations sending it to their memberships and/or posting the information to their social media in many cases:
 - Atlanta Regional Commission (ARC)
 - GloATL
 - TILA Studios Atlanta
 - Griffin-Spalding Historical Society
 - Griffin Area Concert Association
 - Camelot Theatre
 - Griffin Ballet Theatre
 - Griffin – Spalding Art Association
 - Griffin Choral Arts
 - Main Street Players
 - Griffin-Spalding Chamber of Commerce
 - Pike County Chamber of Commerce
 - Butts County Chamber of Commerce
 - Barnesville/Lamar County Chamber of Commerce
 - Thomaston-Upson County Chamber of Commerce
 - Meriwether County Chamber of Commerce
 - Flint River Regional Library-Griffin, Butts, Lamar Fayette, Monroe, Pike
 - SHS/GHS Fine Arts Teachers
 - Southern Crescent Technical College
 - Members of Griffin-Spalding School Board
 - Georgians for the Arts
 - Savannah College of Art and Design (SCAD) Atlanta Campus
 - Macon Arts Alliance
 - Powerhouse Talent



Griffin Arts Market Survey Promotion Material

- Georgia Council for the Arts
- Griffin NAACP
- Artspace's social media accounts

Press Outreach:

- Joy Gaddy at the Griffin Daily News
- Walter Geiger, Barnesville, Jackson, Pike County newspapers
- OZ Magazine

Unique Methods:

- Big Lefty Productions produced a 10 minute video highlighting the importance of this market study, the redevelopment of Heritage Park including the Rosenwald School, the history of the Fairmont neighborhood, and the overlapping goals that could be met through a cultural and community space at this location. The shortened version of the video was shared via social media.



Still Capture from Big Lefty Productions video

Survey respondents indicated that they heard about the survey through the following means:

Note: Respondents may have selected multiple options

- Social media outlet – 118 (40%)
- Friend/colleague/acquaintance – 80 (27%)
- Email invitation – 67 (23%)
- Other, please specify – (Spalding Collaborative) – 11 (4%)
- Survey launch event/public meeting – 9 (3%)
- Another web-based source – 5 (2%)
- Flyer, poster, postcard – 3 (1%)
- Information media source, not web-based - 2 (1%)
- Postcard in the mail – 1 (0%)

SURVEY DISCLAIMER

The survey respondents are a “sample of convenience,” a non-probability sampling method. While believed to be grossly representative of the target population (artists, makers and other creatives living in/around Spalding County) generalization of the findings to these broader populations cannot be conducted. It is not anticipated that the respondents who express interest in space will necessarily be the same creatives who would rent new space if available.

The respondents are representative of a need in a healthy, stable, creative market and data is considered relevant for up to five years. Because of the non-random nature of the sample, the data reported includes only descriptive statistics. The total responses included in this report are all completed survey entries, barring any apparent erroneous or duplicate responses which were removed. Due to the nature of data collection, the analysts at Artspace are not able to eliminate the entire possibility of duplicate responses to the survey, given the bounds of confidentiality. Data that is not statistically relevant due to low response numbers are omitted from this report. Small group differences or percentages should be interpreted carefully. Statistical analysis of the Survey Gizmo collected data was conducted via SPSS Statistics software and Microsoft Excel.

ARTSPACE DISCLAIMER

The successful realization of non-residential creative space is often reliant upon local entrepreneurs, non-profits, community stakeholders and municipalities and/or creative businesses that want to rent and program space within a new facility. Rarely is the developer of new space also the program operator delivering the types of space desired by the survey respondents. Those who wish to offer the types of shared spaces that are of interest to respondents, should review Section IV of the Technical Report for more information about need and interest.

Artspace’s recommendations are based on 30+ years of experience in the field of affordable art facility development. There are factors besides market demand that will influence a future project concept and feasibility of new space including: funding opportunities and funder priorities; civic leader priorities; projected growth of the area; available sites; and any planned creative space developments for the area. Marketability of new space is contingent upon the delivery of a product appropriate to the identified needs and preferences of the arts market.

Survey respondents could select multiple types of spaces that they would be interested in renting or relocating to and duplication of interest is possible. For example, an artist may want both live/work housing and private studio space, however it is reasonable to assume an artist expressing interest in both spaces, does not intend to rent both at the same time. Artists may also choose to share non-residential studio space or rent space occasionally, rather than commit individually to a long-term lease. Artspace’s overall recommendations are conservative to consider the possible impact of overlapping space interests and capacity to rent new non-residential space on an ongoing basis.

Artspace has conducted over 94 Arts Market Surveys across the country reaching more than 40,000 artists. The experience and lessons learned from surveying artists and creatives around the country plays heavily into the market considerations, assumptions, and recommendations in this report.

SURVEY CHALLENGES DURING COVID

This Arts Market Survey was initially planned to launch earlier in 2020, with the inevitable delays brought on by COVID-19 and Atlanta civil unrest there was undoubtedly an impact on survey promotion and survey responses. Through Artspace's 90+ arts market surveys we have found the percent of total survey respondents interested in space will remain relatively constant as the number of respondents increases, so the greater the number of total respondents the greater the demonstration of demand. The ratio of *total* respondents to *interested* respondents varies from survey to survey and city to city but generally ranges between 25% and 60%. The higher percentage of interest is common in urban areas and high cost areas where many artists reside, with the lower percentage most common in suburbs and rural and more affordable communities. In all cases the greater the survey's reach the more useful the data and the more revealing the story is of space need and demand.

It is reasonable to assume that the survey promotion was hampered by the unprecedented circumstances of COVID-19 and that the response-rate is therefore under-representing market demand. While social media continued to play a large role in promotion (40% learned about the survey through social media) the inability to hold in-person events, the limited opportunities for gatherings and informal information sharing within artist communities and fewer options for artists to see posters and other notices in spaces that they frequent, limited artist engagement on the topic of new space and the survey itself. Artist engagement, information sharing, and generated excitement about the opportunity of new space is a key tool in the survey outreach process. A big thank you again to all the local leaders who spread the word.



KEY FINDINGS

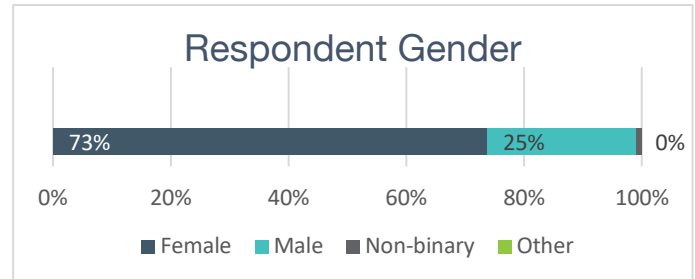
The primary focus of this report is on the **193 (79%)** of respondents who indicated an interest in at least one type of creative space in the city of Griffin.

**245 TOTAL
RESPONDENTS**

**193 (79%) ARE
INTERESTED IN AT
LEAST ONE TYPE
OF CREATIVE
SPACE**

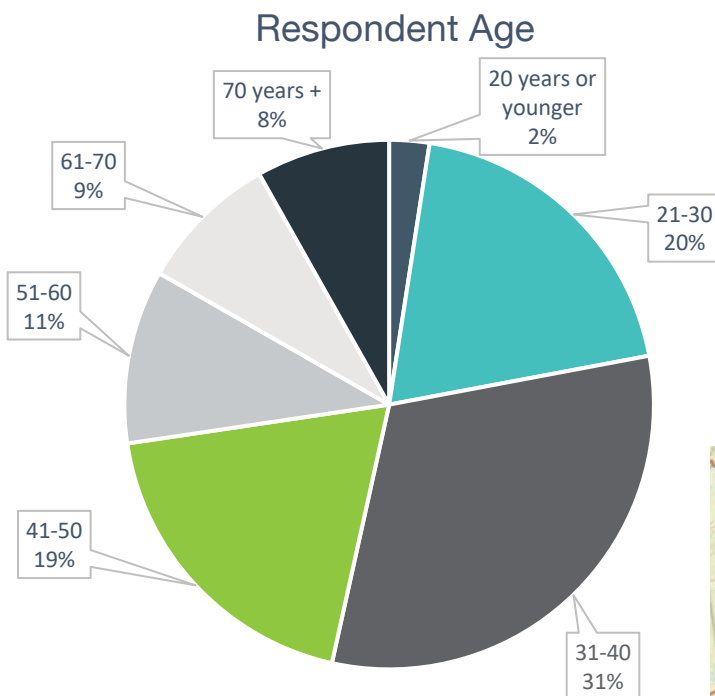


**15 Respondents (6%) are veterans of
the United States Armed Forces**

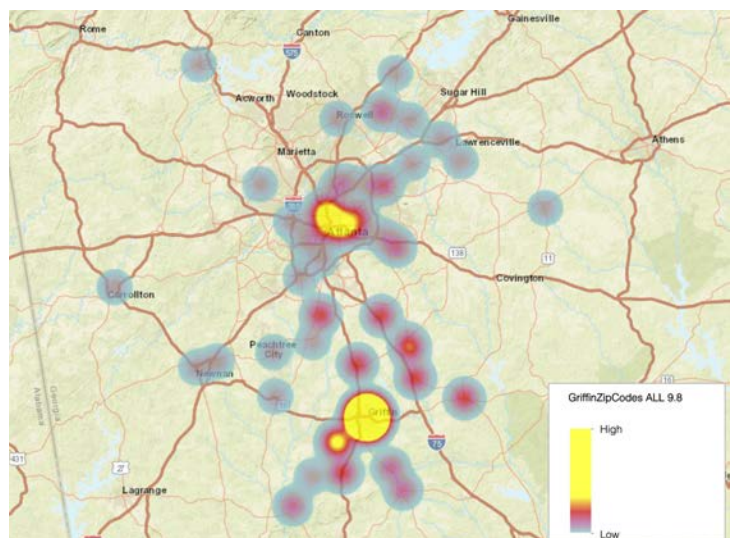


CURRENT SPACE STATS

- 55% own their living space
- 66% do not have dedicated workspace used only for art or creative work
- 42% use space within their home for their creative work (dedicated or not)
- 29% do not have the space they need for their art or creative work
- 81% earn less than 25% of their income from their art/creative work including
 - 50% earn no income
 - 21% earn between 0-10%
 - 10% earn between 10-25%



RESPONDENT LOCATION





ARTIST SURVEY INTEREST IN:

LIVE/WORK HOUSING

The information on the following pages is solely about the **62 respondents** interested in live/work housing in the city of Griffin.

62
(25%)

OF THE **245** TOTAL
RESPONDENTS ARE
INTERESTED IN
LIVE/WORK HOUSING

22
(9%)

**ARE ONLY
INTERESTED IN
LIVE/WORK HOUSING**

Definition: Live/Work Housing

Space that meets standard residential codes and is somewhat larger than a typical dwelling unit. For example, 600-800 sq. ft. for an efficiency, and up to 1,400 sq. ft. or larger for a 3-bedroom unit in a typical Artspace project. The space is designed flexibly, incorporating both wide open areas and private rooms, to allow artists and creatives to arrange their living and working environment in a way that best suits their artistic/creative and family needs. The aesthetics favor durable surfaces, allowing residents to create in a variety of mediums anywhere in the space and artist-friendly design features, amenities and management policies are incorporated

HOUSEHOLD COMPOSITION

- One-person – 27 (44%)
- Two-person – 10 (16%)
- Three-person – 8 (13%)
- Four or more – 17 (27%)
- Children (under 18) – 21 (33%)

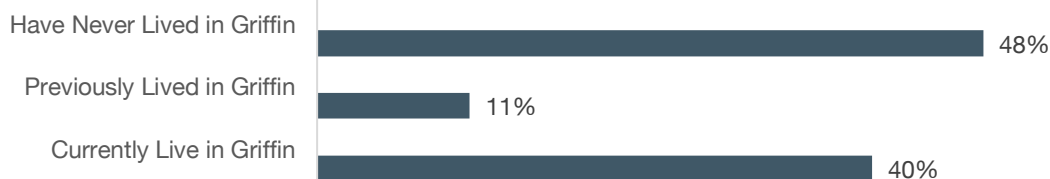
73% ARE 40 YEARS OF AGE OR
YOUNGER

HOUSING TENURE

- **35 (56%)** Currently rent/lease their living space, a much higher percentage than total survey respondents
- **13 (21%)** Own their space
- **14 (23%)** Neither rent nor own

56% OF LIVE/WORK INTERESTED
ARTISTS HAVE A BACHELOR'S
DEGREE OR HIGHER

RESPONDENT LOCATION (L/W HOUSING)





FINANCING FOR AFFORDABILITY

To keep live/work housing affordable while ensuring projects remain financially self-sustaining, the Artspace financing model combines public and private resources. A primary public funding tool is the Federal Low-Income Housing Tax Credit (LIHTC) program which drives private equity investment to capitalize projects.

The U.S Department of Housing and Urban Development (HUD) regulates this program. It uses the local median income as a reference point for setting annual household income limits for residents and the maximum monthly rents that can be charged. HUD also sets “utility allowances” that in effect further lower rent and ensure that low income residents are not paying more than they can reasonably afford toward their housing. These limits change annually. The 2020 HUD published maximum household income for those earning 80%, 60%, and 30% or less of the Area Median Income (AMI) and the corresponding rents for Spalding County, Georgia are in the following table. Spalding County falls within the Atlanta-Sandy Springs-Roswell, Georgia Metro Area, so the rent and income limits set by HUD reflect the trends in the whole metro area. Rents are expressed by month and incomes maximums are annual.

2020 HUD Income and Rent Limits for LIHTC Projects in Spalding County

Household Size	Income Max (30% - 60% AMI)	Income Max (80% AMI)	Bedrooms	Max Rent (30% - 60% AMI)	Max Rent (80% AMI)
1	\$17,370-\$34,740	\$46,320	Efficiency	\$434-\$868	\$1,158
2	\$19,860-\$39,720	\$52,960	1-bedroom	\$465-\$930	\$1,241
3	\$22,350-\$44,700	\$59,600	2-bedroom	\$558-\$1,117	\$1,490
4	\$24,810-\$49,620	\$66,160	3-bedroom	\$645-\$1,290	\$1,721

Source: Novogradac & Co. Rent and Income Calculator; Novoco.com, 2020

43 (69%) of creatives interested in live/work housing self-identified as income qualifying at 80% or below AMI per HUD guidelines. **28 (45%) income qualify at 60% of AMI** and 10 (16%) report incomes that fall at 30% or below AMI qualifying them for deeply subsidized units. The median income from the self-reported data of creatives interested in live/work housing is \$35,001- \$40,000. The HUD income limits correspond to household size, so taking into account the size of the household is very important. **The table on the following page shows how a small development for residents earning up to 60% of AMI would be appropriate in Griffin, aligning well with a LIHTC program.**

\$82,700 - 4-PERSON MEDIAN HOUSEHOLD INCOME FOR ATLANTA METRO REGION (SOURCE: NOVOCO/HUD 2020)

49 (79%) earn less than 25% of their income from their art/creative work including **18 (29%)** who earn no income from their art.

Income by Household Size for Respondents interested in Live/Work Housing

Annual Household Income	1	2	3	4 or more	Total	Income Qualify 30% AMI	Income Qualify 60% AMI	Income Qualify 80% AMI
Prefer Not to Answer	0	1	1	2	4	0	0	0
Under \$10,000	0	0	0	2	2	2	2	2
\$10,000 - \$15,000	2	1	0	0	3	3	3	3
\$15,001 - \$20,000	3	1	1	0	5	5	5	5
\$20,001 - \$25,000	2	1	0	0	3	0	3	3
\$25,001 - \$30,000	3	0	0	3	6	0	6	6
\$30,001 - \$35,000	3	0	1	1	5	0	5	5
\$35,001 - \$40,000	3	1	2	1	7	0	4	7
\$40,001 - \$45,000	3	1	0	0	4	0	0	4
\$45,001 - \$50,000	2	0	0	0	2	0	0	2
\$50,001 - \$55,000	2	0	0	0	2	0	0	0
\$55,001 - \$60,000	1	0	1	3	5	0	0	4
\$60,001 - \$65,000	0	0	0	1	1	0	0	1
\$65,001 - \$75,000	1	3	0	1	5	0	0	1
\$75,001 - \$85,000	0	0	2	0	2	0	0	0
\$85,001 - \$100,000	0	1	0	0	1	0	0	0
\$101,000 - over \$400,000	2	0	0	3	5	0	0	0
Total	27	10	8	17	62	10	28	43
% of respondents who income qualify for 30% AMI						16%		
% of respondents who income qualify for 60% AMI						45%		
% of respondents who income qualify for 80% AMI						69%		

RENTAL AFFORDABILITY

In addition to questions about household income, Artspace asked creatives, what is the maximum amount they would consider paying monthly for live/work housing. This is to understand how to model the live/work rent structure. If using affordable housing resources like LIHTC, there are restrictions on household size relative to the number of bedrooms in a unit. For example, a one-person household may not be allowed, by HUD to rent a three-bedroom unit. The maximum rental rates for any future project are set by HUD and vary according to bedroom count and household income.

Max Amount Willing to Pay for Rent on a Monthly Basis		
Max monthly rent	Total	
	#	%
\$400	9	15%
\$500 - \$600	14	23%
\$700 - \$800	16	26%
\$900-\$1,000	13	21%
\$1,100 - \$1,200	2	3%
\$1,300 - \$1,500	4	6%
Over \$1,500	4	6%
Total	62	100%

Respondents were also asked what they currently pay in monthly housing costs (for those renting and owning), excluding utilities and the median was reported as \$601-\$700. This indicates that housing prices may already be affordable in the areas where artists respondents live. This can be problematic if the 60% AMI units are too expensive for lower income households. See the allowable income limit range on page 16.

RECOMMENDATIONS FOR LIVE/WORK HOUSING

Artspace estimates the market demand for a 30% - 60% AMI targeted Low-Income Tax Credit live/work housing development to be 14-19 units for creatives in Griffin. This is a conservative estimate and the methodology accounts for the many factors that Artspace has seen influence the demand for live/work housing.

Live/Work Housing Demand in Griffin				
Factor	Count		Discount Multiplier	Discount Number
	#	%		
Total Interested Artists	62	100%		
Incomes above 60% AMI	34	55%	2/3	23
Income above 80% AMI	19	31%	2/3	13
Current Homeowners	13	21%	1/2-2/3	7-9
Have never lived in Griffin	30	48%	1/4	8
Households with more than one survey respondent ("yes" and "unsure" responses)	22	35%	1/8-1/4	3-6
Current Full-Time Students	9	15%	1/4	2
Est. Market Support at 60% AMI	14-19 units			
Est. Market Support at 80% AMI	24-29 units			

- **Income Qualification:** The number of interested respondents who self-identified as income qualifying at or below 60% of AMI is 28 (45%). Given that the incomes provided by respondents are unverified and household compositions may change, there are still a considerable number of

respondents potentially over-income, thus discounted by a 2/3 multiplier. HUD's published income limits are revised annually. If funding sources support up to 80% AMI, the market will support more live/work housing.

- **Homeownership:** 13 (21%) of respondents who want live/work housing currently own their residences. These interested creatives may be less likely to relocate to a rental situation from their ownership situation; thus, demand was discounted by 1/2-2/3.
- **Relocation:** 21% (30) of the interested respondents have never lived in Griffin and another 7 (11%) do not currently live in Griffin. Artspace assumes that respondents outside of an area may overstate their interest in relocating and discounted this by 1/4.
- **Duplication:** 7 (11%) indicated someone else in their household was also taking this survey and expressing interest in live/work housing, and 15 (24%) were unsure. This is very important caveat as we think about these respondents potentially renting units as a household. This suggests a possible reduction in demand by an estimated 3-6 units (1/8-1/4), if those households remain intact upon relocation.
- **Student Interest:** Interested creatives who are currently full-time students are 15% (9 respondents) and their household incomes/ location preferences/ compositions are all likely to change post-graduation. With that in mind demand was reduced by 1/4 (2 units).

OTHER NON-QUANTIFIABLE FACTORS

- **Overstatement of Interest:** While not quantifiable, enthusiasm for new space and the project concept may influence an affirmative response, but not result in actual relocation.
- **Rental Affordability:** Residents would have to consider LIHTC rents affordable, which is based upon paying up to 30% of one's income in rent annually. This can be seen as a high amount to spend on housing to many. Housing units must be priced affordably for the market (including utility allowances) regardless of the HUD maximum allowable rents.
- **Available rental property:** Given what current renters are paying in the market, there may be naturally occurring affordable housing that does not require income qualification, already available. The artist live/work facility design and creative community concept must be compelling to a future resident. This is further emphasized when the existing housing options are readily available and affordable.
- **Drop off:** A development can take years to come together, the identified market demand is generally reliable for up to five years, barring any significant changes to the local creative population or influx/outflux trends.
- **Future Household Composition Changes:** Respondents household compositions may change during the project development phase and some respondents may no longer be eligible or interested. However, the survey methodology assumes that respondents are representative of need and interest, rather than being the specific household that would relocate in the future.

The design of space and other development decisions (location, amenities etc.) may impact leasing and the effect of any adverse decisions are not considered in this calculation. Market need is only one of many factors that shape a project concept. A development team may choose to increase or decrease a final unit count after a review of all project feasibility factors, including the site, financing methods, and the related LIHTC Qualified Allocation Plan (QAP), if applicable.

UNIT SIZES

Artspace's live/work units are generally about 150-200 SF larger than traditional affordable housing and have flexible floor plans to accommodate for workspace. Average Artspace unit sizes are:

- **Average efficiency:** 700 sf – 800 sq. ft.
- **Average 1BR:** 800 sq. ft. – 1,000 sq. ft.
- **Average 2BR:** 1100 sq. ft. – 1,200 sq. ft.
- **Average 3BR:** 1400 sq. ft. – 1,600 sq. ft.

The live/work and building amenities and features most preferred by the creatives interested in live/work housing and other design considerations are further explained on page 28. Addressing these preferences through design, is important to the marketability of any future development.

LOCATION INTEREST

Respondents were asked where in Griffin they would consider relocating for live/work housing. Downtown Griffin was the most selected, but many also selected that they had no preference. The proposed Fairmont neighborhood project will benefit from the development and management team's efforts to communicate their commitment and vision for new space and introduce the neighborhood to a new market unfamiliar with the area.

RETAINING AND ATTRACTING THE CREATIVE SECTOR

Of the 62 respondents who indicated that they would relocate to live/work housing designed for artists and their families, 25 are currently residents of Griffin. **20 (80%) of the 25 Griffin residents responded that they have considered leaving, and 95% of them (19 creatives) would be encouraged to stay for the opportunity to have affordable live/work housing.**

Location Interest

1. Downtown Griffin – 27%
2. No preference – 24%
3. North Hill Street – 12%
4. Southwest Griffin– 11%
5. Thomaston Mill – 10%
6. West Griffin – 8%
7. Fairmont – 7%
8. Other – 1%

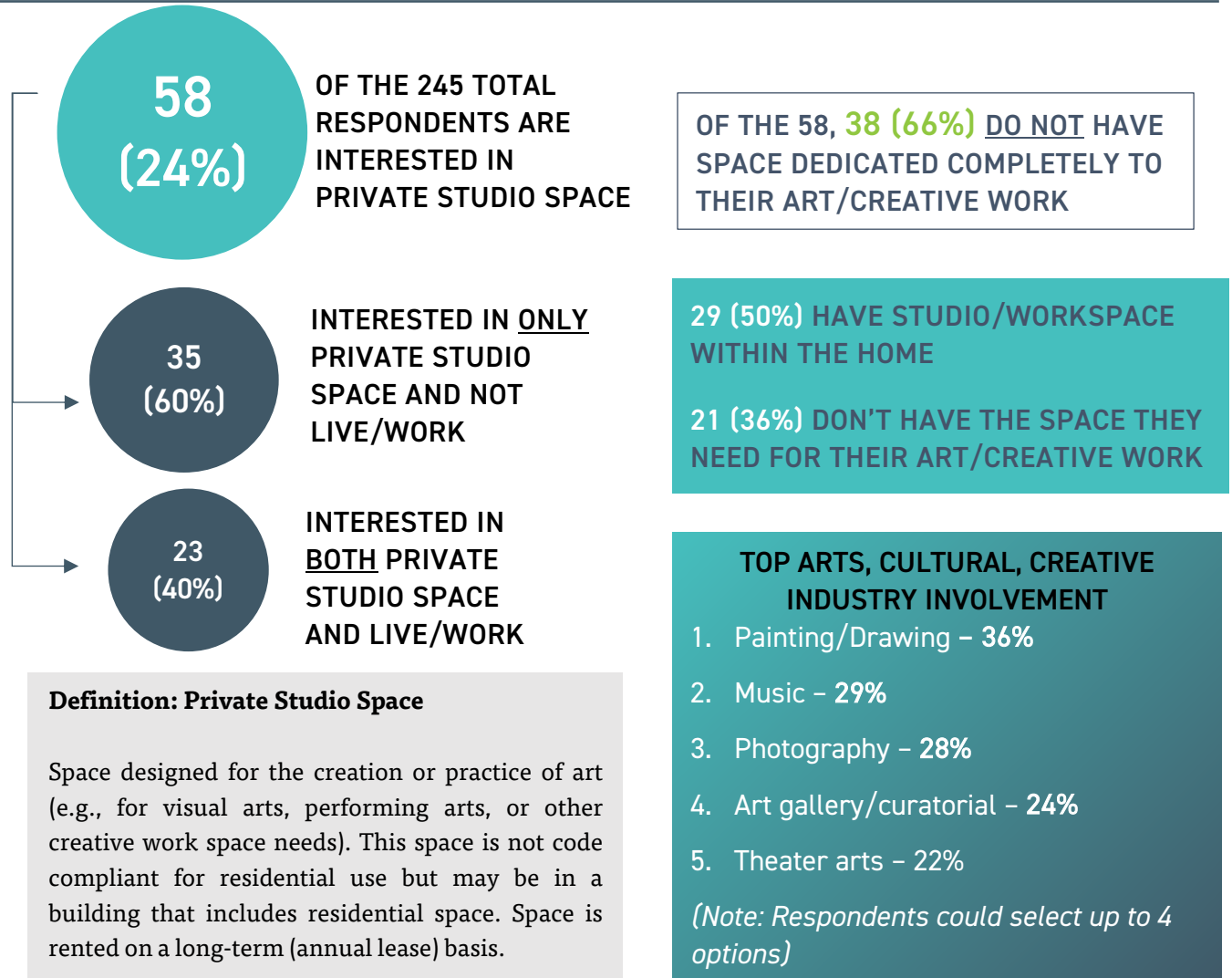
Note: Respondents could select all that applied



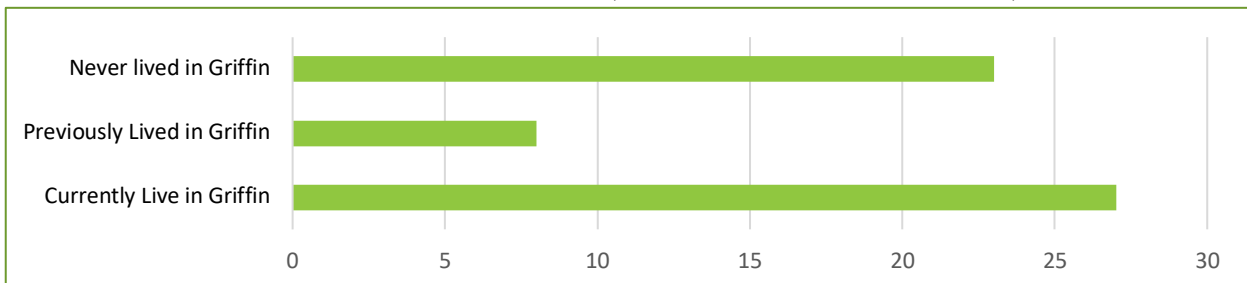
ARTIST SURVEY INTEREST IN:

PRIVATE STUDIO SPACE

The following statistics are about the **58 respondents** interested in private studio space on an ongoing basis.



RESPONDENT LOCATION (PRIVATE STUDIO INTEREST)



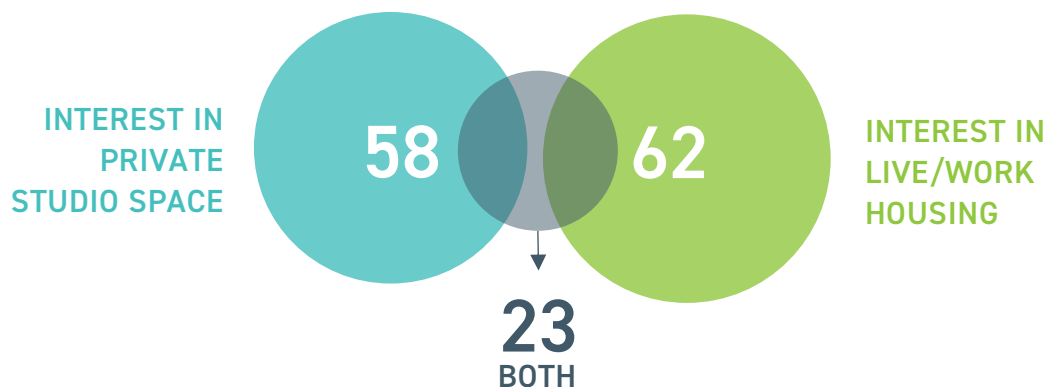


DETERMINING THE NEED FOR PRIVATE STUDIO SPACE

Private studio space is rented long-term under an annual lease agreement by a single renter who may or may not choose to share space with other artists. From a lessor's perspective, it is commercial or industrial space that is adaptable to the needs of the artist/creative. This space can be rented by a small creative business for the creation or sharing of their work, or by an individual for similar artistic or creative purposes.

When calculating the demand for private studio space, Artspace uses the number of respondents only interested in private studio space and not live/work housing too (**35 respondents**). Top priority shared amenity and design feature preferences are based on the responses of all those interested in private studio space (**58 respondents**). The assumption is an artist is unlikely to rent both live/work and private studio space and that live/work housing will be created. In Griffin, 60% of the 58 respondents, want only private studio space and not live/work too.

RECOMMENDATIONS FOR PRIVATE STUDIO SPACE



There is demand for **up to 13 private studio spaces, if live/work housing is also built, or up to 21 spaces if it is not**. However, there is also overlapping interest in short-term private and shared studio/creative workspaces (see Shared Creative Space section beginning on page 25), which if built and leased would decrease demand for long-term private studio space. Artspace's demand model is conservative and attempts to account for the many factors that can impact an individual artist's decision to rent long-term private studio space such as choosing a less costly option like sharing a long-term studio space rental with other artists or renting short-term spaces instead.

The factors considered in the Artspace demand calculation are in the table below. While workspace may be most financially self-sustaining if rented for \$1.00 SF or more, respondents predominately require studio/creative workspace priced at or below \$1.00 SF. For this reason, rental rate is included as a factor in our calculation. Those factors labeled as "other economic factors" are important to consider but harder to quantify and include for example:

- Amenities and square footage that is required by interested respondents, may not be feasible to provide affordably. (e.g. ventilation for industrial arts and spaces over 500 SF etc.)
- Income fluctuation, leading to shorter studio renting tenure and greater tenant turnover.

Private Studio Space Demand for Griffin							
Factor	Total Interested Artists Count		Only Interested in Studio Space (not L/W too)		Discount Multiplier	Discount # (Total Interest)	Discount # (Only Studio Space)
	#	%	#	%			
Total Interested Artists	58	100%	35	100%			
Currently Have Dedicated Workspace	20	34%	13	37%	1/2	10	7
Have never lived in Griffin	23	40%	11	31%	1/3	8	4
Overlapping Interest in Short-Term Studio Space)	11	19%	6	17%	1/4	3	2
Ability to pay min. \$1/SF	17	29%	10	29%	1/2	9	5
Other Economic factors	N/A	N/A	N/A	N/A	1/8	7	4
Est. Market Support	Up to 21 studio spaces		Up to 13 studio spaces			37	22

The value of this recommendation relies on a diverse selection of private studio space options that reflect the sizes, rental costs, amenities, and features preferred by interested artists/creatives.

STUDIO SIZES & RENTAL RATES

Understanding what interested respondents can afford and how much space they need is critical to the marketability and self-sustainability of new space. The following table provides a summary of this information which asked all respondents interested in studio space what is the minimum square footage necessary for your private studio space and what is the maximum monthly amount you would consider paying not including utilities, if paid separately from housing. Artspace considers \$1/square foot a sustainable, below-market affordable rent for clean, visible studio space in its projects. That amount is shaded in light green in the table below.

Monthly Rent	Minimum Square Footage Needed										Total
	Under 200 SF	200 - 350 SF	351 - 500 SF	501 - 650 SF	651 - 800 SF	801 - 1,000 SF	1,001 - 1,500 SF	1501- 2000 SF	Over 2,000 SF	Not Sure	
\$1 - \$50	1	-	-	-	-	1	-	-	-	-	2
\$51 - \$100	1	1	-	1	-	1	-	-	-	-	4
\$101 - \$150	1	3	2	2	-	1	-	-	-	-	9
\$151 - \$200	1	4	3	-	-	2	-	-	-	-	10
\$201 - \$250	-	-	-	1	-	-	-	-	-	1	2
\$251 - \$300	-	3	1	-	1	1	-	-	-	1	7
\$301 - \$350	-	1	-	1	2	-	-	1	-	1	6
\$351 - \$400	-	1	1	1	-	1	-	-	-	-	4
\$401 - \$500	-	1	2	-	-	1	-	1	-	-	5
\$501 - \$750	-	1	1	-	1	1	1	1	-	-	6
More than \$750	-	-	-	-	-	1	-	1	-	1	3
Total	4	15	10	6	4	10	1	4	0	4	58
Total (1/SF)	4	7	4	-	-	1	-	1	-	-	17

Based on the data and the summary statistics, a draft program plan for up to **13 private studio spaces** should consider units of varying sizes and price points. For example:

- **2 studios up to 200 square feet.**
- **4 studios 200 - 350 square feet.**
- **4 studios 351-500 square feet.**
- **2 studios 500-800 square feet.**
- **1 studio over 800 square feet.**
- Rents that **do not exceed \$400 gross per month** regardless of studio size **or \$1.00 SF (whichever is less).**
- At least half of the studio spaces should rent **at or below \$200/month.**

MOST REQUESTED PRIVATE STUDIO SIZE*

43% (25) would be served by
200-500 square feet

**A variety of sizes are needed*

If planning for studios larger than 500 square feet or more than \$300/month, Artspace recommends pre-leasing, collecting letters of interest, and/or developing a waiting list before construction.

Respondents interested in private studio space indicated design features and shared amenity preferences. Developers interested in building private, long-term studios are encouraged to address these preferences which are described on page 30 and in Section III of the Technical Report.

In all cases, studio and creative work-only space should be developed conservatively. Despite the relatively strong interest, investment in studio space is inherently riskier than housing. Phasing in new space, rather than immediately building to the maximum is the recommended approach.



ARTIST SURVEY INTEREST IN: SHARED CREATIVE SPACE AND SHARED PERFORMING ARTS SPACE



98
(40%)

OF THE 245
RESPONDENTS ARE
INTERESTED IN
ACCESS TO SHARED
CREATIVE SPACE

TOP ARTS, CULTURAL, CREATIVE INDUSTRY INVOLVEMENT

1. Painting/Drawing - 31%
2. Arts education – 21%
3. Theater arts - 21%
4. Photography – 18%
5. Writing/Literary Arts – 18%

**Respondents could choose up to 4*

Definition: Shared Creative Space

Space that may be available through a paid membership (e.g. makerspace or co-working space model) or rented for a fee on an hourly, daily, weekly or another short-term basis. Space may be available for a single renter's exclusive use during the rental period (e.g. film-screening room or classroom) or shared with others at the same time (e.g. ceramics studio, dark room, business center). Some spaces may include equipment (e.g. woodworking tools, 3D printers, computers with design software, kilns, torches for metalworking etc.) Classes or training may also be incorporated into the overall space program.

artspace

93
(38%)

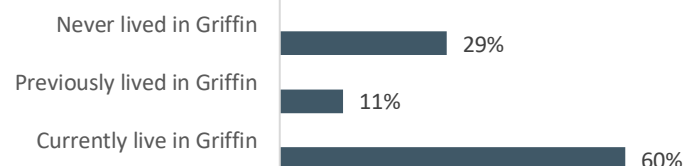
OF THE 245
RESPONDENTS ARE
INTERESTED IN
ACCESSING SHARED
PERFORMING ARTS
SPACE

TOP ARTS, CULTURAL, CREATIVE INDUSTRY INVOLVEMENT

1. Music - 41%
2. Theater arts – 37%
3. Dance/Choreography – 28%
4. Performance Art – 27%

**Respondents could choose up to 4*

RESPONDENT LOCATION (SHARED PERFORMING SPACE)



Definition: Shared Performing Arts Space

Space that accommodates the needs of those in the performing arts or other complementary industries. Like shared creative space, the space and specialized equipment may be available for short-term, private rentals (e.g. hourly, daily, weekly, monthly) or accessible to multiple users at the same time through a membership or other rental arrangement.



INTEREST IN SHARED CREATIVE SPACE

These spaces and associated programs are typically offered to artists through an organization/operator that has leased long-term space from the property owner for that purpose. *Collaborative* shared space examples include: co-working or makerspaces designed for specific uses such as ceramics, 3D printing, culinary arts, or woodworking. *Private short-term rental* examples include: storage, conference rooms, general use studio, or a screening room. The intent is to offer artists access to space and/or equipment that is too expensive or impractical for individual artists to lease or own. Shared creative space can exist in the context of a multi-use facility, or independently.

53 (54%) of the creatives who are interested in shared creative space are current residents of Griffin and 16 (16%) are previous residents. Developing new shared creative space would first address a local need for space, but also attract outsiders to Griffin.

RESPONDENT LOCATION (SHARED CREATIVE SPACE)

With 98 total respondents expressing interest, shared creative space ranks by far as the most needed space type of those asked about in this survey.



The creatives are involved in a wide variety of industries and correspondingly have a variety of space needs. While 28 of these respondents also expressed an interest in live/work housing, it is anticipated that most specialized shared space needs will remain constant even if new live/work housing, or private studio space is created. A clear exception is the overlapping interest in private studio space that would be rented on an ongoing basis (discussed in the previous section) and shared general-purpose studio space (multi-user and occasional private use).

RECOMMENDATIONS FOR SHARED CREATIVE SPACE

Artspace recommends including, to the extent feasible shared creative space in any new multi-use facility. A multi-use facility would be enhanced by including some general purpose, flexible studio spaces

designed for short-term private use **AND** at least one designed to be shared by multiple users at the same time. Additionally, at least 20% of this respondent subset prefer the following types of spaces/specialized equipment: computers with design software, photography studio, film/video screening room, and outdoor work area. It will be important to identify an organization/business or individual who could lease commercial space in a new facility and offer the specialty spaces and programs preferred by respondents. Some of these needs may also be met through existing programs and studios in the area.

MOST PREFERRED TYPE OF SHARED SPACES*

- Studio space (gen-purpose, multiple users) – 34 (35%)
- Networking/Lounge – 32 (33%)
- Classroom/Teaching space – 31 (32%)
- Conference/Meeting Room Access – 27 (28%)
- Studio space (gen-purpose, private use) – 27 (28%)
- Gallery/Exhibition space – 25 (26%)

*Respondents could choose multiple options

A full list of types of spaces/specialized equipment preferred by respondents can be found in the Technical Report Section IV and can be referenced for the planning and development of other spaces/program ideas.



INTEREST IN SHARED PERFORMING ARTS SPACE

These spaces operate similarly to shared creative space but are focused on the performing arts. The spaces and associated programming are typically offered by an organization or business that leases commercial space from the property owner. *Collaborative* shared spaces may include for example: costume, prop and set design shops, or storage. Examples of *Private short-term rentals* include: rehearsal or performance space; or sound proof practice or recording studio space. Performing arts space can be expensive for artists due in part to the volume of space required for rehearsal and performance and the technical requirements. Shared performing arts space can exist in the context of a new multi-use facility, or as a stand-alone venture. They can also be a program that is provided by a long-term tenant.

RECOMMENDATIONS FOR SHARED PERFORMING ARTS SPACE

The interest in shared performing arts space (93 respondents) is only slightly less than the interest for shared creative space (98 respondents), but still sizeable. It is useful to consider the most preferred shared performing arts space and the shared creative space needs independently.

The nature of many types of performing arts spaces is that they can be costly to build and operate but do not generate enough revenue to offset the expense. Users also tend to require the spaces at similar times (e.g. evenings and weekends) making scheduling difficult and in return creating an inefficient economic model. The more flexible the space and suitable to multiple users and complementary programs the more self-sustaining the spaces become.

Underutilized spaces in Griffin and Spalding County should be the first consideration for meeting this need. A second strategy is leasing commercial space to a performing arts organization that can build out new space for their own use and sublease that space to others. A third strategy is to include flexible space in a new development that can be used for rehearsals and informal productions and teaching, as this would address several of the most preferred shared performing arts space needs. Any operator interested in offering performing arts space in the context of a multi-use facility or independently, should review Section IV of the Technical Report for more information.

MOST PREFERRED TYPE OF SHARED PERFORMING ARTS SPACE

- Theater/Performance (permanent seating/stage) – 42 (45%)
- Rehearsal space – 41 (44%)
- Dance studio – 27 (29%)
- Music recording studio – 25 (27%)
- Theater/Performance space (black box/flexible) – 25 (27%)
- Classroom/Teaching space – 24 (26%)

**Respondents could choose up to four options. These spaces would be accessible on a short-term lease basis or paid membership*

DESIGNING ARTIST SPACES

Planning for new space requires more than just quantifying interest in live/work housing, private studio, and shared creative spaces. Location, rental costs, shared amenities, size and design features all impact marketability of new spaces. Regional market conditions, funding strategy, available operators of shared spaces and project budget also influence what spaces are created and the amenities and features that are included. Thus, Artspace offers the following design best practices to assist developers of new creative space, informed both by the Spalding County survey data as well as Artspace's 30+ years designing artist projects.

DESIGN FEATURES AND AMENITIES

GENERAL GUIDELINES

If buildings are designed to incorporate features and amenities that artists prefer, then the artists are better served, and spaces are more leasable. In the design phase, developers should be mindful of the environment preferences of specific types of art, (e.g., lighting, flooring, heating/cooling, ventilation noise, ceiling height, etc.) All artist spaces need safe and secure storage, the ability to easily load and unload projects, materials, and equipment. This means wide hallways (6-foot width minimum), oversized doorways and elevators with 3,500 pounds capacity. It can also include loading zones and space for package pick-ups. Certain art materials can be toxic, that adds a level of consideration for trash disposal and utility sink drains. The surfaces should be highly durable and low maintenance (e.g., stained/polished concrete, sealed/epoxy coated concrete, ceramic or porcelain tile, or linoleum or wood products, and no carpet.)

LIVE/WORK HOUSING

Live/work housing units should be designed to maximize flexible space. Kitchens should be open, galley, straight, or "L" shaped layouts with no "islands." The sink should be a single, extra deep basin, stainless steel preferred, with no garbage disposal. Ceilings should be a 10-foot minimum to ensure open space. Windows should be large and operable for natural light and fresh air. Communal laundry rooms are a cost-effective approach if funding does not allow for in-unit washer/dryers.

COMMUNITY GALLERY

Live/work housing space in its general conception provides the opportunity for residents to collaborate and help one another, but all artist facilities should have a space that enables collaboration and inspires a sense of community. A space with adequate lighting can provide an opportunity for both the public to enjoy art and artists to present and sell/perform their work. Artists should be allowed to hang, paint, and display their art in the hallways.

Gallery spaces should have floor outlets approximately every 12 feet. Walls should include a ¼ inch layer of plywood behind the gypsum board to aid in hanging artwork; there should be a minimum of 3 feet height of plywood installed, at 40 inches from the floor, up to 76 inches (and if cost and time allowed, add a foot on each side to accommodate large artwork). Walls should be neutral colored and suitable for displaying artwork. Include two types of lighting when possible: general overhead lighting and directional track

lighting for the artwork. Install track lights to light the area where art is traditionally hung at a 45-degree angle. Also include separate light switches for both sets of lights and a hanging system.

PERFORMING ARTS SPACE

When designing for the generalized needs of performing artists, the four considerations are unencumbered space (i.e. no posts or pillars); high ceilings; lighting; and sound quality. Specific uses have different requirements such as sprung floors for dancers.

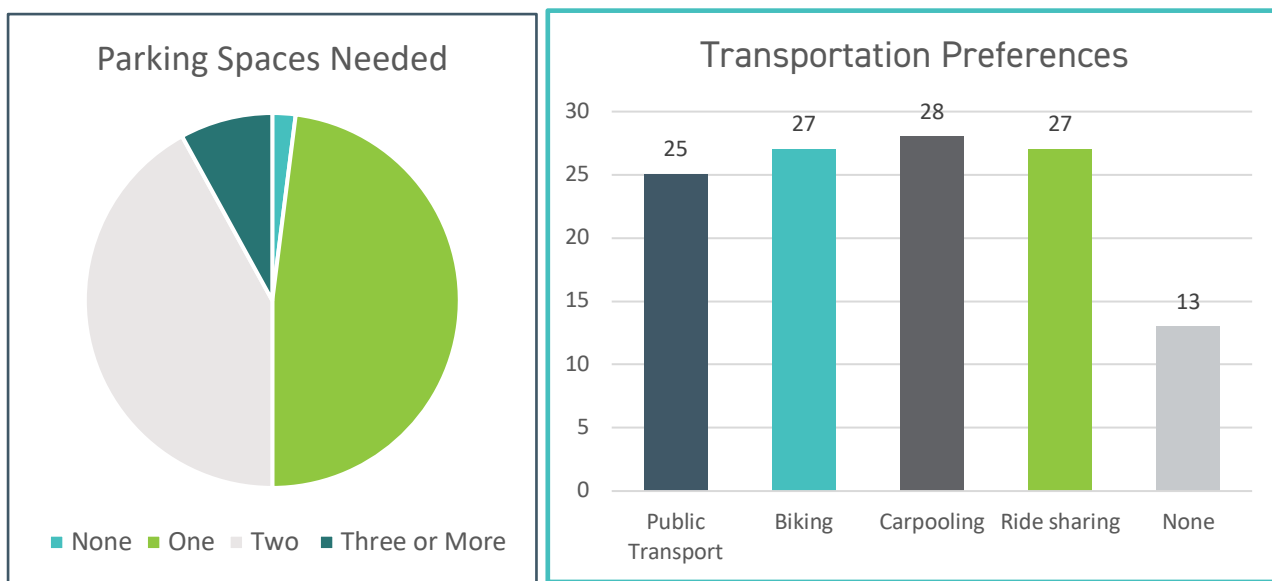
OTHER FEATURES

A property management office should be located on the first floor near the main entrance. The exterior of the building should have low maintenance finishes. Consider providing artist designed bike racks for visitors and bike storage for residents. Consider local artist designed components throughout the interior and exterior of the building. Commercial and communal space public restrooms should be inclusively designed as at least two gender neutral restrooms and include a diaper changing station in at least one unit. Artspace has a plethora of resources on designing artist spaces and is also available to consult with developers looking to create space for artists.

GRIFFIN SPECIFIC DESIGN FEATURES AND AMENITIES

TRANSPORTATION AND PARKING

Respondents interested in live/work housing (62) were asked what alternative transportation options they would use on a frequent or regular basis if available. Carpooling (45%), ride sharing (44%), biking (44%), and public transportation (40%) were the most popular responses. Including bicycle parking and building in a walkable environment are recommended. 98% of respondents indicated they need at least one parking space for their household however, 35% (17) of those who would use alternative transportation stated that availability of these options would reduce their parking needs, potentially offering an argument for fewer on-site parking spaces under the right conditions.



Note: Only asked of respondents interested in live/work housing. Respondents could choose more than one option

DESIGN CONSIDERATIONS

BUILDING-WIDE AMENITIES

In addition to Artspace's general design guidelines, survey data informs the program and concept development. When funding is limited it is important to make thoughtful decisions about how to best use resources to benefit the most.

The table below shows the overlapping interest in amenities and shared creative spaces among several subgroups of survey respondents. While not all subgroups had exactly the same options to choose from, Artspace recommends prioritizing spaces that are of interest to multiple subgroups; can serve multiple uses; and/or, are the least expensive and complicated to create and operate. Full lists of preferred amenities for those interested in live/work and in studio/creative workspace and the types of most preferred shared creative and performing arts spaces are in the Technical Report. Reviewing those full charts is recommended for planning purposes.

Amenities and specialty shared spaces preferred by at least 25% of interested respondents are identified below. Careful consideration should be given to the upfront and operational costs and complexity of providing the types of spaces listed under "specialized spaces". Respondents could choose up to 4 preferred amenities for live/work and up to 3 for ongoing, private studio space. Those interested in shared creative spaces and performing arts spaces could select up to 5 specialty spaces.

Building Amenity	Space Subgroup			
	Live/Work Housing	Private Studio	Shared Creative Space	Shared Performing Arts Space
Easy to Incorporate				
Common Area Wi-Fi	X	X		
Gallery/Exhibition Space	X	X	X	
Classroom(s)/ Teaching Space	X	X	X	X
General-use studio/ flex-space (private and/or shared)	X		X	
Additional Storage				
Rehearsal Space	X	X		X
Community Garden (ground or rooftop)	X			
Utility sink with trap				
Networking/Meeting Lounge		X	X	
Costly Amenities				
Business Center (copier, scanner)	X			
Computers with Design Software			X (23%)	
Ceramics/Clay Studio				
Photography Studio			X	
Theater Space (black box and permanent seating)				X
Music recording studio/sound booth				X
Soundproof practice room	X			
Fitness Room	X			

*Note: *Not all space types and amenities were an option for each subgroup to select. **Computers with Design Software was only of interest 23% of those who want shared creative space, but because of the potential relevance for other community users, it is included in this chart.*

The types of shared amenities that are preferred by at least two interested subgroups and are “easy to incorporate” should be prioritized for a mixed-use project. These are: **gallery/exhibition space, common area wi-fi, general-use studio/flex space, classroom/teaching space, rehearsal space, and a networking/meeting lounge space.**

Some of these prioritized amenities (whether preferred by multiple sub-groups or not) suggest programming opportunities for non-creatives as well. For example, a computer room and teaching/classroom may be appropriate for use by both artists and local non-artist community members, and worth extra consideration.

Some amenities could be free and exclusively for use by artist residents but may still be activated by the residents for public engagement. For example, a gallery, flex-use studio, or rehearsal space. Including the cost of these shared spaces in the housing budget (“in basis”) may make some spaces more feasible to build out, but does put limitations on how those spaces may be used and managed. Examples of spaces that may be most appropriate for the Equalization School which will be renovated without the use of affordable housing funds, include teaching space/classroom (for paid classes), short-term or multi-user shared studio rentals or a computer room with design software that is available through a paid membership. Private, ongoing studio/creative workspace rentals may also be included in an affordable “commercial” space concept for the Equalization School.

IN-UNIT FEATURES (LIVE/WORK ONLY)

The most preferred in-residence features of interested survey respondents are listed in this section. While some features may be cost prohibitive, consideration should be given to each. The more preferred features that can be incorporated into the project design, the more usable and marketable the spaces will be to artists and their families (Respondents could select up to four options).

Wiring for high speed internet – High speed, high bandwidth internet was the most preferred feature. In light of the COVID-19 pandemic, the reliance on virtual connection is more important than ever. 74% of artists interested in live/work housing indicated a need for this feature. New space should aim to provide the necessary technological infrastructure to support tenants’ creative work and lifestyle.

Abundant natural light – Abundant natural light within the workspace was the second most preferred feature among those interested in live/work housing (55%). Any new development should optimize natural light sources to aid the creative work of its future residents.

Unit soundproofing: Soundproofing is a preferred space feature of those interested in live/work housing (39%), and a soundproof practice room is preferred by 15% of those interested in shared performing arts space and a sound booth (requiring additional technology) is of interest to 26%. While it may be cost prohibitive to soundproof all the live/work units, consideration could be given to sound attenuating design that limits noise between units. Offering a soundproof space for residents and non-residents for practice and recording purposes could help address some residential needs and help support the needs of the performing arts community as well.

Washer/Dryer hook-ups in unit: While a project may include shared laundry facilities, interested artists (29%) prefer in-unit washer/dryer access. If offering this feature, consideration should be given to the impact on building water usage.

High ceilings: Ceilings that are over 10 feet in height are desirable to those interested in live/work (24%). High ceilings provide space for tenants to create large scale artwork, set up necessary equipment, and move, jump, and lift without obstruction.

Storefront/Direct street access for retail sales: A key to an artist financial sustainability is access to the public so that they can sell, perform and share their work. 24% of artists interested in housing prefer an option that will allow them direct access to the outdoors and potential clients, audiences, customers and other members of the public. The project design could consider a few storefront options and/or design elements that encourage public access and interaction.

Special ventilation: 8% of respondents interested in live/work housing, indicated a need for special ventilation within their living space. While again, it may be cost prohibitive to install special ventilation in every studio unit, design and engineering should take into consideration the toxic nature of many art materials. Consider allocating a shared private studio(s) space within a building with enhanced ventilation for varnishing, spraying, and where use of other toxic substances is permitted.

CONCLUDING REMARKS

FURTHER SURVEY PARTICIPANT ENGAGEMENT

Respondents indicated an interest in receiving updates about the project and in volunteering to advance the concept. Contact information for those who requested more information on several different topics is provided separately from this report to Spalding County. It can take several years to realize new space and keeping interested parties engaged is important. Periodic and important project updates to those **173 (71%) respondents** who requested further information is highly recommended.

116 (47%) indicated they would be interested in volunteering to advance this project in Griffin, this interest group could also be contacted to test project concepts and business plan assumptions as they evolve, including more information about fees or membership rates that can be charged for shared creative spaces. Planning the program early including identifying funding and operating partner(s) is critical to implementing this mixed-use concept.

It is assumed that survey respondents, while broadly representative of the market, may not be the same individuals that ultimately rent new live/work or studio space. For this reason, Artspace recommends that an outreach strategy be developed locally in Griffin to engage new artists who may not have participated in this survey. This will help ensure the longer-term relevance of these findings and support a successful project lease-up. Spalding County and Griffin had a good turnout for the survey considering the challenges from COVID-19, keeping the arts community informed as GHA plans for new space will help with advocacy for a project as well.

DIVERSITY AND INCLUSIVITY

Survey Respondent Race and Ethnicity			Spalding County 2020 est.	Griffin 2020 est.
White/Caucasian	139	57%	59%	41%
Black/ African American	80	33%	35%	52%
Multiracial/multiethnic	10	4%	2%	2%
Hispanic/Latino(a)	7	3%	5%	6%
Not Listed	5	2%	2%	3%
Asian American	2	1%	1%	1%
American Indian	2	1%	0.4%	0.4%
Total population	245	100%	68,608	24,835

One measure of success of a future project is how inclusive it is and to what extent its residents and tenants reflect the diversity quotient of Griffin and Spalding County and the surrounding area. In spite of best efforts, surveys of this nature are limited in their ability to engage everyone and in return may not truly reflect the diversity of a region in regard to age, gender, race, income, ethnicity, and even art form.

Source: ESRI Community Analyst, 2020

The survey outreach made a concerted effort to target diverse voices and succeeded to a large degree. Survey respondents from across the region identified as Black/African American (33%), and Hispanic/Latino (3%). According to demographic software Esri Community Analyst, in 2020 Spalding

County and Griffin's population is estimated as 35% Black/African American in the county and 52% in the city of Griffin.

In terms of gender, the disparity also exists. 73% of total survey respondents were women, when in 2020, women make up 50% of Spalding County and 53% of Griffin's populations. While direct comparisons cannot be accurately made from the broader community to the creative sector due to the convenience sampling method of this survey, attention should still be paid to engaging diverse populations as well as men during future outreach. In the experience of Artspace, the community's creative sector is typically as diverse, if not more than the broader population.

For a future project to be demographically relevant and reflective of the community, Artspace highly recommends that ongoing outreach and the make-up of leadership teams be directed toward achieving that goal. It should be noted that a slightly higher percentage of respondents who identified as multiracial/multiethnic and Black/African American were interested in live/work housing compared to the overall survey responses. Any outreach on artist housing or studio space should aim to be equitable and specifically engaging Black/African American citizens, especially in a community as diverse as Griffin.

OUTREACH IN ATLANTA

We have confidence that city of Griffin and Spalding County artists had many opportunities to learn about and take the survey and that their responses reasonably represent local demand. Forty-five percent (45%) of those interested in affordable artist housing currently live in Griffin. We also anticipate that artists who live in Griffin and have an interest in housing would be the most likely to relocate to new space as compared to artists living elsewhere and unfamiliar with the community.

However, artists in the Atlanta metro were a target market for this survey. Social unrest in the form of protests and riots occurred while the survey was live and may have distracted artists/creatives in the metro area. Both COVID-19 and civil unrest hampered engagement of arts organizations and colleges/universities that often play a large role in helping to promote the survey. 21% of interested artists currently live in the city of Atlanta. We suspect that if more artists in Atlanta were engaged around the opportunity of new space in Griffin, that the total number of interested artists would increase. This assumption is based on the density of artists/creatives living in the city of Atlanta. We don't expect the percentage of interested newly engaged artists to increase (currently 21% of total respondents), but the total number of interested artists likely would increase if more artists became aware of the opportunity.

NEXT STEPS

There is demonstrated market demand for 14-19 live/work housing units for creatives in Griffin.

Artspace recommends using this and other study findings to inform the proposed Griffin Housing Authority's Fairmont Neighborhood, Heritage Park, and Rosenwald School redevelopment project. Combining new construction with adaptive reuse of the historic Rosenwald building and the Equalization School offers many opportunities to address some of the identified creative space needs including live/work housing, studio/creative work, art production and education spaces, as well as spaces for community engagement.

There is an interest among the partners of this study and steering committee members that the Equalization School be reused for community-serving purposes. Reaching out to organizations who may

be interested in future space in this center would be one next step. It is integral to have a group of advocates from the Fairmont community lead the process around the non-residential space. Artspace asked the community for ideas on arts community partners in the market survey and that full list is provided in the supplemental materials provided to the steering committee. The list generated by the community included the following organizations:

- GloATL
- Camelot Theater
- NAACP
- Atlanta Federation of Musicians
- Andy Davis Foundation
- Atlanta Music Project
- Griffin Spalding Art Association
- Pinewood Studios
- Goat Farm Arts Center
- Alliance Theatre Collision Project
- Flux Projects
- Atlanta Symphony
- Soul Food Cypher

Next steps in this adaptive reuse planning effort can include prioritizing use of space within the buildings, identifying program operators and commercial renters to fulfill the vision, and arriving at a self-sustaining business model and budgets for the decided upon project concept. These overall study results and more specifically the shared creative space preferences, offer important, demand-based insight and inspiration and should be considered in any future non-residential space planning process.



Heritage Park, then and now.
Still Capture from Big Lefty Productions



Because no singular project can address all space needs, this study may also be used by other developers, building owners and entrepreneurs to plan other creative space developments and initiatives in Spalding County and specifically in Griffin. The Technical Report Addendum, upon which this Report of Findings is based, provides an in-depth breakdown of survey responses and offers additional context and data for concept planning new spaces and shared-use / specialty-use space programs. These reports can also serve as an advocacy tool and be shared with city officials, funders and other stakeholders who value a sustained and thriving creative sector in the community.

Artspace appreciates the opportunity to complete this Arts Market Study for Spalding County and commends the partners, stakeholders and Steering Committee for their hard work, vision and dedication, during these past 10 months.



SPALDING COUNTY BOARD OF COMMISSIONERS September 30, 2020 Financial Statements

Requesting Agency

Finance Department

Requested Action

Consider approval of financial statements for the three months ended September 30, 2020.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

The three months ended September 30, 2020 are 25% of the budget year. General Fund revenues are 13% of budget, or \$7,007,421. General Fund expenditures and encumbrances are 23% of budget, or \$11,726,940.

Fire District revenues are 24% of budget, or \$1,761,982. Fire District expenditures and encumbrances are 22% of budget, or \$1,585,240.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> September 30, 2020 Financial Statements	10/14/2020	Cover Memo

REVENUE & EXPENDITURE STATEMENT FOR 100 GENERAL FUND

SPALDING COUNTY BOC

09/01/2020 To 09/30/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used	
100 General Fund						
Revenue						
30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$3,724,348.00	0	
31 Taxes Subtotal	\$1,582,523.37	\$3,927,328.63	\$0.00	\$38,265,198.00	10	
32 Licenses And Permits Subtotal	\$80,359.97	\$376,727.70	\$0.00	\$536,100.00	70	
33 Intergovernmental Revenue Subtotal	\$26,746.43	\$868,856.78	\$0.00	\$1,197,500.00	73	
34 Charges For Services Subtotal	\$542,392.68	\$947,199.29	\$0.00	\$5,692,547.00	17	
35 Fines And Forfeitures Subtotal	\$146,586.36	\$424,139.09	\$0.00	\$1,754,500.00	24	
36 Investment Income Subtotal	\$332.01	\$1,304.88	\$0.00	\$45,000.00	3	
37 Contributions/Donations Subtotal	\$1,215.00	\$1,475.00	\$0.00	\$0.00	0	
38 Miscellaneous Revenue Subtotal	\$205,869.93	\$460,389.40	\$0.00	\$2,116,430.00	22	
Revenue Subtotal	\$2,586,025.75	\$7,007,420.77	\$0.00	\$53,331,623.00	13	
Expenditure						
51 Prsnl Srvc, Emplpyee Ben Subtotal	\$2,732,652.90	\$6,778,507.09	\$0.00	\$31,985,248.00	21	
52 Purch/Contracted Srvc Subtotal	\$916,533.37	\$2,809,733.77	\$198,417.81	\$11,469,329.00	26	
53 Supplies Subtotal	\$416,494.98	\$923,142.02	\$133,768.07	\$5,412,797.00	20	
54 Capital Outlay Subtotal	\$69,784.30	\$316,457.85	\$107,570.03	\$263,175.00	161	
57 Other Costs Subtotal	\$487,379.31	\$385,779.28	\$40,337.15	\$2,137,120.00	20	
58 Debt Service Subtotal	\$6,411.98	\$12,823.96	\$0.00	\$720,418.00	2	
59 Subtotal	\$0.00	\$4,249.40	\$16,153.96	\$16,154.00	126	
Expenditure Subtotal	\$4,629,256.84	\$11,230,693.37	\$496,247.02	\$52,004,241.00	23	
Before Transfers	Deficiency Of Revenue Subtotal	-\$2,043,231.09	-\$4,223,272.60	-\$496,247.02	\$1,327,382.00	-356
Other Financing Source						
39 Other Financing Sources Subtotal	\$0.00	\$261,610.00	\$0.00	\$112,000.00	234	
Other Financing Source Subtotal	\$0.00	\$261,610.00	\$0.00	\$112,000.00	234	
Other Financing Use						
61 Other Financing Uses Subtotal	\$0.00	\$0.00	\$0.00	\$1,439,382.00	0	
Other Financing Use Subtotal	\$0.00	\$0.00	\$0.00	\$1,439,382.00	0	
After Transfers	Deficiency Of Revenue Subtotal	-\$2,043,231.09	-\$3,961,662.60	-\$496,247.02	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 215 EMERGENCY 911

SPALDING COUNTY BOC

09/01/2020 To 09/30/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
215 Emergency 911 Fund					
Revenue					
30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$275,000.00	0
34 Charges For Services Subtotal	\$105,255.29	\$313,412.88	\$0.00	\$1,276,694.00	25
38 Miscellaneous Revenue Subtotal	\$71.45	\$101.15	\$0.00	\$0.00	0
Revenue Subtotal	\$105,326.74	\$313,514.03	\$0.00	\$1,551,694.00	20
Expenditure					
51 Prsnl Srvc, Emplpyee Ben Subtotal	\$133,485.58	\$342,898.22	\$0.00	\$1,507,191.00	23
52 Purch/Contracted Srvc Subtotal	\$7,016.09	\$37,162.91	\$126,013.00	\$247,258.00	66
53 Supplies Subtotal	\$1,712.61	\$3,655.99	\$320.00	\$29,455.00	13
55 Interfund/Interdept Chrgs Subtotal	\$0.00	\$0.00	\$0.00	\$40,025.00	0
Expenditure Subtotal	\$142,214.28	\$383,717.12	\$126,333.00	\$1,823,929.00	28
Before Transfers					
Deficiency Of Revenue Subtotal	-\$36,887.54	-\$70,203.09	-\$126,333.00	-\$272,235.00	72
Other Financing Source					
39 Other Financing Sources Subtotal	\$0.00	\$0.00	\$0.00	\$272,235.00	0
Other Financing Source Subtotal	\$0.00	\$0.00	\$0.00	\$272,235.00	0
After Transfers					
Deficiency Of Revenue Subtotal	-\$36,887.54	-\$70,203.09	-\$126,333.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 220 CSBG FUND

SPALDING COUNTY BOC

09/01/2020 To 09/30/2020

FY 2020-2021

		Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
220 CsbG Fund						
Revenue						
	33 Intergovernmental Revenue Subtotal	\$0.00	\$31,819.79	\$0.00	\$148,050.00	21
	Revenue Subtotal	\$0.00	\$31,819.79	\$0.00	\$148,050.00	21
Expenditure						
	51 Prsnl Srvc, Emplpyee Ben Subtotal	\$193.77	\$193.77	\$0.00	\$35,614.00	1
	52 Purch/Contracted Srvc Subtotal	\$10,009.00	\$10,009.00	\$0.00	\$38,875.00	26
	53 Supplies Subtotal	\$8,610.00	\$8,610.00	\$0.00	\$73,561.00	12
	Expenditure Subtotal	\$18,812.77	\$18,812.77	\$0.00	\$148,050.00	13
Before Transfers	Deficiency Of Revenue Subtotal	-\$18,812.77	\$13,007.02	\$0.00	\$0.00	0
After Transfers	Deficiency Of Revenue Subtotal	-\$18,812.77	\$13,007.02	\$0.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 225 SENIOR

SPALDING COUNTY BOC

09/01/2020 To 09/30/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
225 Senior Nutrition Fund					
Revenue					
33 Intergovernmental Revenue Subtotal	\$49,211.11	\$140,534.85	\$0.00	\$429,426.00	33
37 Contributions/Donations Subtotal	\$1,733.90	\$7,405.29	\$0.00	\$60,000.00	12
Revenue Subtotal	\$50,945.01	\$147,940.14	\$0.00	\$489,426.00	30
Expenditure					
51 Prsnl Srvcs, Emplpyee Ben Subtotal	\$16,000.77	\$38,972.58	\$0.00	\$185,381.00	21
52 Purch/Contracted Srvcs Subtotal	\$599.41	\$2,998.38	\$0.00	\$19,931.00	15
53 Supplies Subtotal	\$27,897.83	\$59,499.21	\$771.24	\$320,925.00	19
Expenditure Subtotal	\$44,498.01	\$101,470.17	\$771.24	\$526,237.00	19
Before Transfers					
Excess Of Revenue Subtotal	\$6,447.00	\$46,469.97	-\$771.24	-\$36,811.00	-124
Other Financing Source					
39 Other Financing Sources Subtotal	\$0.00	\$0.00	\$0.00	\$36,811.00	0
Other Financing Source Subtotal	\$0.00	\$0.00	\$0.00	\$36,811.00	0
After Transfers					
Excess Of Revenue Subtotal	\$6,447.00	\$46,469.97	-\$771.24	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 260 IMPACT FEES

SPALDING COUNTY BOC

09/01/2020 To 09/30/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used	
260 Impact Fees Fund						
Revenue						
30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$2,140,585.00	0	
34 Charges For Services Subtotal	\$56,600.28	\$298,133.14	\$0.00	\$402,315.00	74	
36 Investment Income Subtotal	\$16.38	\$100.47	\$0.00	\$32,000.00	0	
Revenue Subtotal	\$56,616.66	\$298,233.61	\$0.00	\$2,574,900.00	12	
Expenditure						
52 Purch/Contracted Srvcs Subtotal	\$35.95	\$107.85	\$0.00	\$7,400.00	1	
54 Capital Outlay Subtotal	\$0.00	\$26,915.54	\$0.00	\$2,567,500.00	1	
Expenditure Subtotal	\$35.95	\$27,023.39	\$0.00	\$2,574,900.00	1	
Before Transfers	Excess Of Revenue Subtotal	\$56,580.71	\$271,210.22	\$0.00	\$0.00	0
After Transfers	Excess Of Revenue Subtotal	\$56,580.71	\$271,210.22	\$0.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 270 FIRE DISTRICT

SPALDING COUNTY BOC

09/01/2020 To 09/30/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used	
270 Fire District Fund						
Revenue						
30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$244,074.00	0	
31 Taxes Subtotal	\$65,591.40	\$140,080.86	\$0.00	\$6,895,178.00	2	
33 Intergovernmental Revenue Subtotal	\$1,594,646.63	\$1,594,646.63	\$0.00	\$0.00	0	
34 Charges For Services Subtotal	\$17,366.24	\$27,252.80	\$0.00	\$59,200.00	46	
38 Miscellaneous Revenue Subtotal	\$2.00	\$2.00	\$0.00	\$0.00	0	
Revenue Subtotal	\$1,677,606.27	\$1,761,982.29	\$0.00	\$7,198,452.00	24	
Expenditure						
51 Prsnl Srvc, Emplpyee Ben Subtotal	\$518,941.50	\$1,287,496.69	\$0.00	\$5,998,925.00	21	
52 Purch/Contracted Srvc Subtotal	\$28,598.17	\$65,559.52	\$7,637.40	\$551,892.00	13	
53 Supplies Subtotal	\$15,583.07	\$75,469.99	\$52,260.68	\$386,807.00	33	
54 Capital Outlay Subtotal	\$37,921.50	\$87,410.91	\$4,349.23	\$7,448.00	1,232	
55 Interfund/Interdept Chrgs Subtotal	\$0.00	\$0.00	\$0.00	\$171,938.00	0	
57 Other Costs Subtotal	\$0.00	\$5,055.98	\$0.00	\$50,000.00	10	
Expenditure Subtotal	\$601,044.24	\$1,520,993.09	\$64,247.31	\$7,167,010.00	22	
Before Transfers	Excess Of Revenue Subtotal	\$1,076,562.03	\$240,989.20	-\$64,247.31	\$31,442.00	562
Other Financing Use						
61 Other Financing Uses Subtotal	\$0.00	\$0.00	\$0.00	\$31,442.00	0	
Other Financing Use Subtotal	\$0.00	\$0.00	\$0.00	\$31,442.00	0	
After Transfers	Excess Of Revenue Subtotal	\$1,076,562.03	\$240,989.20	-\$64,247.31	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 275 HOTEL/MOTEL

SPALDING COUNTY BOC

09/01/2020 To 09/30/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
275 Hotel/Motel Tax Fund					
Revenue					
30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$50,000.00	0
31 Taxes Subtotal	\$36,176.94	\$64,436.72	\$0.00	\$292,000.00	22
Revenue Subtotal	\$36,176.94	\$64,436.72	\$0.00	\$342,000.00	19
Expenditure					
57 Other Costs Subtotal	\$18,115.59	\$48,115.59	\$15,120.20	\$230,000.00	27
Expenditure Subtotal	\$18,115.59	\$48,115.59	\$15,120.20	\$230,000.00	27
Before Transfers					
Excess Of Revenue Subtotal	\$18,061.35	\$16,321.13	-\$15,120.20	\$112,000.00	1
Other Financing Use					
61 Other Financing Uses Subtotal	\$0.00	\$0.00	\$0.00	\$112,000.00	0
Other Financing Use Subtotal	\$0.00	\$0.00	\$0.00	\$112,000.00	0
After Transfers					
Excess Of Revenue Subtotal	\$18,061.35	\$16,321.13	-\$15,120.20	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 310 CAP PROJ - 2008

SPALDING COUNTY BOC

09/01/2020 To 09/30/2020

FY 2020-2021

		Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
310 Cap Proj - 2008 Splost						
Revenue						
	30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$2,276,000.00	0
	36 Investment Income Subtotal	\$0.00	\$56.77	\$0.00	\$0.00	0
	Revenue Subtotal	\$0.00	\$56.77	\$0.00	\$2,276,000.00	0
Expenditure						
	54 Capital Outlay Subtotal	\$0.00	\$0.00	\$0.00	\$2,274,500.00	0
	58 Debt Service Subtotal	\$0.00	\$0.00	\$0.00	\$1,500.00	0
	Expenditure Subtotal	\$0.00	\$0.00	\$0.00	\$2,276,000.00	0
Before Transfers	Deficiency Of Revenue Subtotal	\$0.00	\$56.77	\$0.00	\$0.00	0
After Transfers	Deficiency Of Revenue Subtotal	\$0.00	\$56.77	\$0.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 315 CAP PROJ - 2016

SPALDING COUNTY BOC

09/01/2020 To 09/30/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used	
315 Cap Proj - 2016 Splost						
Revenue						
30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$3,505,351.00	0	
31 Taxes Subtotal	\$0.00	\$0.00	\$0.00	\$1,809,649.00	0	
36 Investment Income Subtotal	\$47.58	\$145.75	\$0.00	\$50,000.00	0	
Revenue Subtotal	\$47.58	\$145.75	\$0.00	\$5,365,000.00	0	
Expenditure						
54 Capital Outlay Subtotal	\$0.00	\$532,725.05	\$0.00	\$3,579,000.00	15	
57 Other Costs Subtotal	\$0.00	\$70,498.37	\$0.00	\$1,781,000.00	4	
58 Debt Service Subtotal	\$0.00	\$1,500.00	\$0.00	\$5,000.00	30	
Expenditure Subtotal	\$0.00	\$604,723.42	\$0.00	\$5,365,000.00	11	
Before Transfers	Excess Of Revenue Subtotal	\$47.58	-\$604,577.67	\$0.00	\$0.00	0
After Transfers	Excess Of Revenue Subtotal	\$47.58	-\$604,577.67	\$0.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 350 CAPITAL

SPALDING COUNTY BOC

09/01/2020 To 09/30/2020

FY 2020-2021

		Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
350 Capital Projects - Gen						
Revenue						
	30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$137,500.00	0
	Revenue Subtotal	\$0.00	\$0.00	\$0.00	\$137,500.00	0
Expenditure						
	54 Capital Outlay Subtotal	\$0.00	\$0.00	\$0.00	\$157,500.00	0
	Expenditure Subtotal	\$0.00	\$0.00	\$0.00	\$157,500.00	0
Before Transfers	Deficiency Of Revenue Subtotal	\$0.00	\$0.00	\$0.00	-\$20,000.00	0
Other Financing Source						
	39 Other Financing Sources Subtotal	\$0.00	\$0.00	\$0.00	\$20,000.00	0
	Other Financing Source Subtotal	\$0.00	\$0.00	\$0.00	\$20,000.00	0
After Transfers	Deficiency Of Revenue Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 415 DEBT SERVICE

SPALDING COUNTY BOC

09/01/2020 To 09/30/2020

FY 2020-2021

		Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
415 Debt Service 2016 Splost						
Revenue						
	31 Taxes Subtotal	\$700,963.30	\$1,702,868.42	\$0.00	\$3,132,251.00	54
	36 Investment Income Subtotal	\$6.10	\$25.44	\$0.00	\$0.00	0
	Revenue Subtotal	\$700,969.40	\$1,702,893.86	\$0.00	\$3,132,251.00	54
Expenditure						
	58 Debt Service Subtotal	\$0.00	\$3,021,150.00	\$0.00	\$3,132,251.00	96
	Expenditure Subtotal	\$0.00	\$3,021,150.00	\$0.00	\$3,132,251.00	96
Before Transfers	Excess Of Revenue Subtotal	\$700,969.40	-\$1,318,256.14	\$0.00	\$0.00	0
After Transfers	Excess Of Revenue Subtotal	\$700,969.40	-\$1,318,256.14	\$0.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 505 WATER FUND

SPALDING COUNTY BOC

09/01/2020 To 09/30/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
505 Water Fund					
Revenue					
30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$202,021.00	0
34 Charges For Services Subtotal	\$1,200,861.49	\$2,038,780.97	\$0.00	\$9,147,020.00	22
36 Investment Income Subtotal	\$42.25	\$259.10	\$0.00	\$25,000.00	1
38 Miscellaneous Revenue Subtotal	\$0.00	\$500.00	\$0.00	\$0.00	0
Revenue Subtotal	\$1,200,903.74	\$2,039,540.07	\$0.00	\$9,374,041.00	22
Expenditure					
51 Prsnl Srvc, Emplpyee Ben Subtotal	\$34,330.72	\$83,152.79	\$0.00	\$364,632.00	23
52 Purch/Contracted Srvc Subtotal	\$549,339.30	\$1,074,507.05	\$1,887.00	\$6,773,592.00	16
53 Supplies Subtotal	\$8,828.97	\$133,544.18	\$0.00	\$397,843.00	34
54 Capital Outlay Subtotal	\$648.00	\$3,735.00	\$23,943.12	\$400,000.00	7
55 Interfund/Interdept Chrgs Subtotal	\$0.00	\$0.00	\$0.00	\$59,984.00	0
56 Depreciation/Amortization Subtotal	\$0.00	\$0.00	\$0.00	\$194,465.00	0
58 Debt Service Subtotal	\$99,193.75	\$297,814.59	\$0.00	\$1,183,525.00	25
Expenditure Subtotal	\$692,340.74	\$1,592,753.61	\$25,830.12	\$9,374,041.00	17
Before Transfers					
Excess Of Revenue Subtotal	\$508,563.00	\$446,786.46	-\$25,830.12	\$0.00	0
Other Financing Source					
39 Other Financing Sources Subtotal	\$1,790.00	\$5,240.00	\$0.00	\$0.00	0
Other Financing Source Subtotal	\$1,790.00	\$5,240.00	\$0.00	\$0.00	0
After Transfers					
Excess Of Revenue Subtotal	\$510,353.00	\$452,026.46	-\$25,830.12	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 620 WORKERS COMP

SPALDING COUNTY BOC

09/01/2020 To 09/30/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used	
620 Workers Comp Trust Fund						
Revenue						
36 Investment Income Subtotal	\$5,971.19	-\$28,573.93	\$0.00	\$0.00	0	
Revenue Subtotal	\$5,971.19	-\$28,573.93	\$0.00	\$0.00	0	
Expenditure						
51 Prsnl Svcs, Employee Ben Subtotal	\$0.00	\$0.00	\$0.00	\$210,000.00	0	
55 Interfund/Interdept Chrgs Subtotal	\$50,963.00	\$77,962.53	\$0.00	\$636,713.00	12	
58 Debt Service Subtotal	\$0.00	\$1,112.14	\$0.00	\$7,500.00	15	
Expenditure Subtotal	\$50,963.00	\$79,074.67	\$0.00	\$854,213.00	9	
Before Transfers	Deficiency Of Revenue Subtotal	-\$44,991.81	-\$107,648.60	\$0.00	-\$854,213.00	13
Other Financing Source						
39 Other Financing Sources Subtotal	\$0.00	\$0.00	\$0.00	\$854,213.00	0	
Other Financing Source Subtotal	\$0.00	\$0.00	\$0.00	\$854,213.00	0	
After Transfers	Deficiency Of Revenue Subtotal	-\$44,991.81	-\$107,648.60	\$0.00	\$0.00	0



SPALDING COUNTY BOARD OF COMMISSIONERS Approval of Minutes

Requesting Agency

County Clerk

Requested Action

Consider approval of minutes for the Spalding County Board of Commissioners Regular Meeting on October 5, 2020 and the Spalding County Board of Commissioners Special Called Meeting on October 7, 2020.

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"/> 2020-10-5 Regular Meeting Minutes	10/12/2020	Backup Material
<input type="checkbox"/> 2020-10-7 Special Called Meeting Minutes	10/12/2020	Backup Material

MINUTES

The Spalding County Board of Commissioners held their Regular Meeting in Room 108 of the Spalding County Annex on Monday, October 5, 2020, beginning at 6:00 p.m. with Chairperson Gwen Flowers-Taylor presiding. Commissioners James Dutton, Rita Johnson and Bart Miller were present for the meeting. Commissioner Donald Hawbaker was absent from the meeting. Also present were County Manager, William P. Wilson, Jr., Assistant County Manager, Michelle Irizarry, County Attorney, Stephanie Windham and Kathy Gibson, Executive Secretary to record the minutes.

I. OPENING (CALL TO ORDER) by Chairperson Gwen Flowers-Taylor.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

II. INVOCATION

Pastor Tim E. Conort with Union Baptist delivered the Invocation.

III. PLEDGE TO FLAG

Commissioner James Dutton, District #2, led the pledge to the flag.

IV. PRESENTATIONS/PROCLAMATIONS –

1. Recognition of Kathy Gibson upon completion of the Clerks Masters Education Management Development Program from the Carl Vinson Institute of Government at the University of Georgia on September 16, 2020.

Mr. Wilson stated that this is a culmination of many years of study for Ms. Gibson and I would like for her to tell us what she had to do to get the masters certification.

Ms. Gibson advised that to become a Certified Clerk involved two and a half years worth of classes (101 credit hours) each class was 8-10 hours long. Once she became a Certified Clerk, she could start on the Masters Program. This was an additional two years, another 10 courses (60 credit hours) and she was required to complete a project.

The project she chose was to catalogue and record all of the right-of-way deeds for Spalding County. The right-of-way deeds dated back to the early 1900's, each right-of-way deed was catalogued into an excel spreadsheet so that it could be searched. The deeds were recorded by street, by the family, builder or entity that signed the right-of-way deed over to the County for easier searchability.

Originally, the right-of-way deeds were filed by the name of the street, the family, builder or entity that signed the deed over to the County. They could also be filed by subdivision name. All of these references were incorporated into the spreadsheet so that the deed could be located by any of the variables someone may be researching for them. This has been a huge help, the roads are now alphabetized in a fire proof safe and once they are located on the spreadsheet we can locate them easily in the safe. She is now in the process of making a pdf copy of each deed and attaching the pdf to the line item in the spreadsheet, so if anyone needs a copy, they can click on the link, look at the document and print it. Finally, she had to write a paper about the project and incorporate how the classes she attended influenced the way she did the project.

Mr. Wilson stated that we have a lot of open records requests involving the right-of-ways in the County and we use this continuously. There are six drawers of deeds in the safe and they were in various states of disorder and

if you wanted to search for a road or a deed, it could take hours depending on how lucky you were at guessing what family owned the property, or what developer developed the subdivision or what the name of the subdivision was when it was originally platted. She has also done the Road Easements and then we are going to work on any plats we may have. It is going to be a great tool for the County and will last for many, many years.

Chairperson Flowers-Taylor stated that she wanted to thank Ms. Gibson for taking the time to do the training and still do everything that the Board calls upon and asks her to do.

2. Elections Supervisor, Marcia Ridley, to provide an update on early voting and preparations for the November 3rd General Election.

Marcia Ridley, Elections Supervisor, stated they are excited about November 3rd, they have a lot of work going on in the Elections Department. Ms. Ridley then gave an overview of her department and gave updates on what is being done to accommodate social distancing and making the election safe for everyone on November 3rd. Ms. Ridley also gave important dates to remember for the absentee voting, the advanced voting and polling places for people to vote on November 3rd.

Chairperson Flowers-Taylor stated there is a lot of good information in the presentation and she would like for it to be posted on the website.

Ms. Ridley stated that she was currently working with Ms. Conort on some media releases and she would definitely get with her on this request.

Commissioner Miller stated he appreciated Ms. Ridley's presentation this evening and it contains a lot of information that will be very helpful to the voters.

V. PRESENTATION OF FINANCIAL STATEMENTS

1. Consider approval of financial statements for the two months ended August 31, 2020.

Jinna Garrison, Administrative Services Director, stated that she would be happy to answer any questions the Board may have regarding the financial statements.

Motion/Second by Dutton/Johnson to approve the financial statements for the two months ended August 31, 2020. Motion carried unanimously by all.

VI. CITIZEN COMMENT

Speakers must sign up prior to the meeting and provide their names, addresses and the topic they wish to discuss. Speakers must direct your remarks to the Board and not to individual Commissioners or to the audience. Personal disagreements with individual Commissioners or County employees are not a matter of public concern and personal attacks will not be tolerated. The Chairman has the right to limit your comments in the interest of disposing of the County's business in an efficient and respectable manner.

Speakers will be allotted three minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of the Commissioners. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker will be permitted to speak more than three minutes or more than once, unless the Board votes to suspend this rule.

Joe Bailey, 4079 H. Newnan Road, Griffin, GA, asked that the Board consider amending the ordinance regarding manufactured homes. Currently,

the ordinance reads “The manufactured homes can only be accessory to an active farm with a minimum track size of 100 acres. Mr. Bailey is asking that the ordinance be amended to read “Manufactured homes can only be accessory to an active farm consisting of a minimum of 100 contiguous acres.” Mr. Bailey advised that he currently owns approximately 150 acres of land; however, they are not all contained within one parcel due to the fact they have been purchased over the years and it would cost thousands of dollars for the survey and legal fees. Later, he may have options to purchase even more property to add on to his farm, spending the money to combine the parcels at this point would be a waste. He would appreciate the Board’s consideration in making this change.

Mr. Bailey also thanked the Board and the County Manager for being frugal with the taxpayer dollars and not raising the millage rate this year. He hopes this is the type of decision making that will carry over into future years.

Sam Vesper, 1009 Chesterwoods Court, Griffin, GA, stated he would like to bring to the Board’s attention the problem with speeders on his road. It is very loud all times of the day and at night. He stated there are people constantly discharging their firearms into the air and others racing up and down the street, smoking tires day and night.

Tony Jones, 1739 Honeybee Creek Drive, Griffin, GA, stated he is a lifelong resident of Spalding County. He is here as a business person regarding concerns, as a real estate broker we are constantly running into situations in Spalding County and the City of Griffin that is stopping commercial growth coming here. The sewer moratorium on the Shoal Creek Side of the County. We are pulling people in to look at properties to find out that we can’t connect them to sewer. He has been talking with both the City and the County for over a year and a half. We have people looking at Tri-County Crossroads intersection a lot, but the sewer line ends at that part of it. There is a lot of interest not only from local people but from a lot of bigger developers. We are constantly losing sales because when they come in we have to tell them, it’s a great place, but we can’t tell you if or when you will be able to tie into the lines that are already there. He then asked if there were any discussions going on between the City and the County. The sewer lines are there, they belong to the City, but they are in the County. Everytime he asks he is told they won’t even talk about it until the Water Contract between the City and County is settled. The County has “stabbed us in the back” when it comes to the water contract. This is severely affecting the growth in that area and he was simply wanting to know if there have been any discussions regarding this area. We are losing millions of dollars in development right now at this intersection.

Chairperson Flowers-Taylor asked Mr. Wilson to get with Mr. Jones and update him on the Water Authority meeting from last week.

Mr. Wilson advised that he would get with Mr. Jones.

VII. MINUTES -

1. Consider approval of minutes for the Spalding County Board of Commissioners Extraordinary Session and Executive Session on September 21, 2020 and the Spalding County Board of Commissioners Zoning Public Hearing on September 24, 2020.

Motion/Second by Johnson/Dutton to approve the minutes for the Spalding County Board of Commissioners Extraordinary Session and Executive Session on September 21, 2020 and the Spalding County Board of Commissioners Zoning Public Hearing on September 24, 2020. Motion carried unanimously by all.

VIII. OLD BUSINESS – None.

IX. PUBLIC HEARING –

1. Conduct a Public Hearing on a street light district for Sun City Peachtree - Pod 7.

Motion/Second by Johnson/Dutton to open a Public Hearing. Motion carried unanimously by all.

Mr. Wilson advised that no one had signed up to speak during the Public Hearing and then asked if there was anyone in the audience who would like to speak. No one expressed an interest to speak at the Public Hearing.

Motion/Second by Dutton/Johnson to close the Public Hearing. Motion carried unanimously by all.

X. NEW BUSINESS -

1. Consider approval of a street light district for Sun City Peachtree - Pod 7.

Mr. Wilson stated that all street light districts are paid 100% by the property owners in the subdivision. There is no cost to the County whatsoever and the single property owner at this time is Pulte Homes, the developer. This is standard for Sun City Peachtree and the residents pay 100% of the costs, there is no cost to the county. Staff recommends approval.

Motion/Second by Dutton/Johnson to approve a street light district for Sun City Peachtree - Pod 7. Motion carried unanimously by all

2. Consider approval of the following 2021 Alcohol License Renewals for the Wholesale Sale of Beer and Wine:

Jackson Beverages, LLC, located 915 S. Pinehill Rd., Griffin, Ga 30224

Mr. Wilson stated that they have completed the application and paid all fees. There are no negative findings for this location and staff recommends approval.

Motion/Second by Johnson/Dutton to approve a 2021 Alcohol License Renewal for the Wholesale of Beer and Wine for Jackson Beverages, LLC. Motion carried unanimously by all.

3. Consider approval of the 2021 Alcohol License Renewal-Consumption on Premises for:

Victoria McDaniel-Hole N the Wall Lounge, located at 1647 N. Hill St., Griffin, GA 30223.

Mr. Wilson advised that they have completed the application and paid all of the fees and there have been no negative findings for this location. Staff recommends approval.

Motion/Second by Johnson/Miller to approve the 2021 Alcohol License Renewal – Consumption on Premises for Victoria McDaniel – Hole N the Wall Lounge. Motion carried unanimously by all.

4. Consider the approval of the following 2021 Alcohol License Renewals for:

- Retail Package Store Carver Bottle Shop, located at 1557 D Williamson Rd., Griffin, Ga 30224
- HUB, located at 7770 Newnan Rd., Suite A&B, Brooks, GA 30205
- Sam's Package Store, 1301 N Hill St., Griffin, GA 30223
- VJ Sons, located at 2004 N Expressway, Griffin, GA 30223
- The Liquor Gate, located at 1740 Zebulon Rd., Griffin, GA 30224

Mr. Wilson advised that all of the businesses have completed the necessary applications and paid all of the fees and there have been no negative findings for these locations. Staff recommends approval.

Motion/Second by Miller/Dutton to approve 2021 Alcohol License Renewals for Retail Package Store Carver Bottle Shop, HUB, Sam's Package Store, VJ Sons and the Liquor Gate. Motion carried unanimously by all.

5. Consider approval of the 2021 Alcohol License Renewals for Retail Sale of Beer and Wine:

- 362 Express, located at 1600 Williamson Rd., Griffin, GA 30224
- Circle K Store #2723331, located at 3420 Jackson Rd., Griffin, GA 30223
- Expressway Food Mart, located at 2903 N Expressway, Griffin, GA 30223
- Aman Food Mart, located at 3970 N Expressway, Griffin, GA 30223
- Food Station, located at 1779 Zebulon Rd., Griffin, GA 30224
- Huckaby's, located at 7652 Hwy 16 West, Brooks, GA 30205
- Ingles Markets #457, located at 1735 Zebulon Rd., Griffin, GA 30224
- JV's Corner, located at 1700 Zebulon Rd., Griffin, GA 30224
- Petro Griffin, LLC, located at 1639 N Hill St, Griffin, GA 30223
- Prince Food Mart, located at 3425 Jackson Rd., Griffin, GA 30223
- Super Food, located at 2529 Old Atlanta Rd., Griffin, GA 30223
- Tony's One Stop, located at 4275 Hwy 19/41, Hampton, GA 30228
- Zetella Express, located at 4319 Newnan Rd., Griffin, GA 30223

Mr. Wilson advised that all of the businesses have completed the necessary applications and paid all of the fees and there have been no negative findings for these locations. Staff recommends approval.

Motion/Second by Johnson/Miller to approve the 2021 Alcohol License Renewals for Retail Sale of Beer and Wine for 362 Express, Circle K Store, Expressway Food Mart, Food Station, Huckaby's, Ingles Markets #457, JV's Corner, Petro Griffin, LLC, Prince Food Mart, Super Food, Tony's One Stop and Zetella Express. Motion carried unanimously by all.

6. Consider the approval of the following 2021 Alcohol License Renewals for Retail Sale of Beer only:

- High Falls Country Store, located at 2662 High Falls Rd., Griffin, GA 30223.
- Monoprix Food Mart, LLC, located at 390 Airport Rd., Griffin, GA 30224
- S&M Grocery, located at 3244 Fayetteville Rd., Griffin, GA 30223

Mr. Wilson advised that all of the businesses have completed the necessary applications and paid all of the fees and there have been no negative findings for these locations. Staff recommends approval.

Motion/Second by Johnson/Miller to approve the 2021 Alcohol License Renewals for Retail Sale of Beer for High Falls Country Store, Monoprix Food Mart, LLC and S & M Grocery. Motion carried unanimously by all.

7. Consider approval of G-17 Disclosure Letters and Letters of Intent with Raymond James for renewal and extension of the 1% Special Purpose Local Option Sales Tax.

Mr. Wilson stated that at the retreat in January, consensus of the Board of Commissioners was to have two votes in 2021. The first vote to be held in March of 2021 for a proposed T-SPLOST. The second vote to be held in November of 2021 for the extension of the current SPLOST which will expire March 31, 2022.

At the last GSATC Meeting and over the past several months we have discussed the T-SPLOST and whether or not we are at a point in time with our studies and with the Atlanta Regional Commission as to where we want to go with a March T-SPLOST vote.

The Commissioners recently authorized two request for proposals that will be coming in later this month, one of those is for a Transit Feasibility Study with those results being available about a year from now. The other one is the SR 155 relocation. Due to these two major projects pending, staff is recommending that you postpone the T-SPLOST vote until March of 2022. At that time we should have all of the information available from these studies, the Freight Cluster Study that we are doing now will finish up in late October or early November and we will have more information available to us at that time from that study.

There is paperwork in the Agenda should the Board wish to continue with a March 2021 T-SPLOST, but right now he is only presenting the paperwork for the November 2021 SPLOST Extension vote. At the last GSATC Meeting there was concerns about potential projects for the T-SPLOST. There were talks about trails, sidewalks and things of that nature and whether or not we are at a point to determine the cost feasibility and study of those. Then you mix transit in with it and the GSATC Board felt that we might be pushing it for a March 2021 T-SPLOST vote. The decision is completely up to the Board of Commissioners.

Raymond James is our Investment Banker and they compile all the paperwork necessary along with King and Spalding, our Bond Counsel, for the SPLOST referendum. They help us with revenue projections and the filing of all the paperwork.

Commissioner Johnson stated that she would like to proceed with the 2021 Extension of the SPLOST, but hold off on the T-SPLOST until the studies are done then push for a 2022 T-SPLOST date.

Mr. Wilson asked that the Board just approve the disclosure statements for the extension of the SPLOST and not the T-SPLOST, then we can move forward with the SPLOST.

Motion/Second by Johnson Miller to approve the of G-17 Disclosure Letter and Letters of Intent with Raymond James for renewal and extension of the 1% Special Purpose Local Option Sales Tax to be held in November 2021.

Commissioner Dutton stated he is in favor of the motion, he just wants to make sure when it comes to the projects on the SPLOST, in the past there have been a lot of "wants" on there not just needs and there are way too many needs in Spalding County that need to out weigh the wants. He has received a lot of negative feedback from constituents regarding where the money has been spent in the past and they state they will not be voting for another SPLOST.

He will have a hard time voting for a SPLOST that list amenities instead of items that Spalding County desperately needs. There are some real infrastructure issues in Spalding County that the SPLOST would absolutely help out with. The projects need to be thought out and just be a list of needs.

He stated that he also does not want to be in a situation where we are guessing how much the items are going to cost, just to find out it is 7 times what was projected. We need to get ahead of this so that we know “this is what we want to do” and “this is how much it is going to cost.” We need to have a good idea of what these projects are going to cost and he feels we owe it to the voters to have this information ahead of time.

Commissioner Johnson stated that she agrees with Commissioner Dutton on his second argument. However, the SPLOST actually passed with a 60/40 vote, so there was a majority of the citizens who know the projects were on there and came out and passed the SPLOST. We had a lot of people come out in support of the projects on the SPLOST. We definitely need to be mindful of the people expressing the interest and that can be supported by the vote.

Commissioner Miller added there has been a lot of money spent in the last 8 years on recreation items.

Chairperson Flowers-Taylor then reminded the Board that it is wonderful to get as much pricing for the items as possible on the front end, but it costs money. So, the people sitting on this Board is going to have to have enough fortitude to raise their hand to say we need to spend money on the front side. We were not willing to spend the money on the last SPLOST to get the best numbers we could get. If we don't want to spend the money on the front side, then we end up paying for it on the backside.

Motion carried unanimously by all.

8. Consider request from Spalding County Water Authority with regards to SDS (Service Delivery Strategy) and the Water Contract with the City of Griffin.

Stephanie Windham, County Attorney, advised that in 2004 when Griffin and Spalding County executed the first Service Delivery Strategy, there was water distribution included and it identified the existing Wholesale Water Contract and that contract is set to expire in December of this year.

In 2017, both the City of Griffin and Spalding County enacted Resolutions to continue that Service Delivery Strategy through October of 2022 and that was approved by the Georgia Department of Community Affairs. The Water Authority had sought additional information from the law firm of King and Spalding regarding the existing water contract and King and Spalding looked at it from a Service Delivery Strategy point of view and realized that this contract had been part of that in 2017, it was listed on that extension until October 31, 2022. Water distribution is specifically listed there and as such it is their opinion that the Water Contract should not expire as of December 31, 2020, but should be extended until October 31, 2022 based on that agreement between the City and the County and the approval by DCA.

Mr. Wilson then stated that the Resolution specifically addresses that any and all intergovernmental agreements that are made part of the SDS shall automatically extend.

Ms. Windham advised that it says they are being extended without changes and because the Water Contract is a three party contract with Spalding County, the City of Griffin and the Spalding County Water and Sewerage Facilities Authority, the Authority would not have any standing to enforce a service delivery strategy issue. That would be up to Spalding County because the Authority is not a party to the Service Delivery Strategy and as such the Water Authority is simply asking for the County's backing to pursue

the strategy for the contract being extended through October of 2022.

Chairperson Flowers-Taylor then stated that what is needed this evening is an acknowledgement that this document does exist and that it in fact stated that in our Service Delivery Strategy we enacted in 2017, that we agreed, along with the City, we voted for it and both Chairmen signed, that it would extend to October of 2022. So in order for the Water Authority to stand on this service delivery agreement, we have to acknowledge that the agreement exists. That is what the Water Authority needs from the Board of Commissioners is that the Service Delivery Strategy does exist and everything listed on that agreement is part of that extension.

Motion/Second by Johnson/Dutton to acknowledge the fact that the Water Contract is part of the Service Delivery Strategy entered into by the City of Griffin and the Spalding County Board of Commissioners in 2017 and as such the renewal of the Water Contract should be extended to October 2022 to coincide with the renewal of the Service Delivery Strategy. Motion carried unanimously by all.

9. Commissioner Dutton would like to discuss development standards for residential and commercial construction in Spalding County.

Commissioner Dutton advised that as was discussed in the last two Board retreats with the City and the Archways Partnership, we have talked about repeatedly raising the bar, increasing the quality of life for the citizens of Spalding County and those who want to move here. Another discussion we have at those meetings is how to get rid of the blight.

Currently our standards allow for builders to come in build what he would term as “near blight.” They build a house, it passes inspection and six months later, through no fault of the homeowner, it is falling apart. That is not fair to the person who purchased the home, it’s not fair to the citizens of Spalding County and it’s certainly not fair to the taxpayers in general when the house gets Land Banked. We need to solve that problem by preventing, not through zoning, but through the actual building code. Changing those standards to increase the quality of products used: roof shingles, piping, wiring and voltage, requiring double paned windows.

At one of the protests this year, many of the people were upset about their power bills and wondered why the City of Griffin is charging them so much. The rate is actually lower than Georgia Power’s, but in Griffin, we allow people to build with virtually no insulation so you have to run an air conditioner all the time so the power bill is outrageous because 24-7 you’re A/C is on. So, it’s not the fault of the power, it is the fault of the building code that allows builders to build and pass inspections and have these kind of near blight houses.

We need to address that, not through zoning, but across the board all houses need to meet certain standards that will make the houses safer, cheaper and more reliable. The upkeep is cheaper, the power bills are cheaper and that helps the people who live here and the people who move here. We don’t have to do this all at once, but he would like to at least address the changes he has just talked about. There is a lot of things that other Counties do that we simply are not doing. We’ve got to do better and it is our responsibility as commissioners to do better.

Commissioner Johnson stated she likes what Commissioner Dutton is saying and wondered if it should be an action item for the retreat in January?

Commissioner Dutton stated he feels this requires more than our desire to do something.

Mr. Wilson stated that since we now have Charles Abbott and Associates upstairs, they have come to us with several changes that they would like to see. So, if it is okay with the Board he will arrange a meeting with Charles Abbott and Associates and Commissioner Dutton and go through what we have now and the recommended changes and have a draft for the Board to look over during the holidays. Mr. Galloway has drafted some commercial standards, there are Southern Building Code Standards and there are other standards that we adhere to, but we need to unify all of the standards. Mr. Wilson advised that in the agenda package there were some ordinances that Mr. Galloway had drawn up for commercial and then we have the general standards for all subdivisions.

Commissioner Dutton stated that he would like to see standards across the board, not just for specific areas. That's not fair.

Mr. Wilson stated there are standard energy codes that change every year regarding the wrapping of homes, insulation and R factors. Right now, our code has to be changed every few years when those codes change. We just need to make it read "energy codes as adopted by the State of Georgia," so they are automatically made a part of the code.

Chairperson Flowers-Taylor stated that her concern is the legislation that has been trying to be "slipped through" by the General Assembly for the past two to three years, where the legislators want to say that the local governments cannot have codes more stringent than the State. That doesn't make sense because the State doesn't require insulation in your house. You need a window in the house that is not going to let all of the heat out. You need have a plastic cover on the ground underneath to prevent moisture. These are things that she feels are valuable to have. She doesn't know if our standards would be more strict than the City, but we can't fix the City if theirs is different, but we can set a standard in the County that would be easy for someone to follow. We are talking about it costing some money due to the people who do the inspections having to do more in depth inspections. If you want somebody inspecting everything then you are going to have to pay them to do it.

Chairperson Flowers-Taylor stated that she thinks this is important and we will have to wait and see that Mr. Wilson and Mr. Galloway come up with and we also have to keep in mind that the State may still say something, but until they do we need to put some standards in place that we can live with.

Mr. Wilson stated that we can have a draft this year that we can adopt in January, but one thing that is going to be recommended is a increase in fees and also, we do not currently require building plans for homes. The City does require building plans for homes and they review the plans for the homes, we don't require that in the County and that is another level of being able to get better quality of homes.

Ms. Windham stated that we are talking about standards here, but nuisance abatement and code enforcement is also a very important part of that. She then asked if Bob Dull could be included in the meeting with Commissioner Dutton?

Chairperson Flowers-Taylor then added that when people are rehabbing houses there needs to be an expectation that they will not simply be fixing it up on the outside to sell it, you are still going to do the things that are necessary.

Chairperson Flowers-Taylor then stated that for the record we are expecting to have some kind of draft before the end of this year.

XI. REPORT OF COUNTY MANAGER

- ✓ New Home Data – 30 new home permits in September. Average home size is 2,928 Square Feet. Total permits year-to-date are 197, Average square foot of the homes year-to-date is 3,102.
- ✓ The ArtSpace Study is complete, Mr. Galloway would like to present the findings to the Board. He then asked if the next meeting would be okay and consensus of the Board was to have Mr. Galloway present at the next meeting.
- ✓ Ms. Garrison and Spalding County have received the Government Finance Officers Association Certificate of Achievement for the 19th year in a row for our 2019 Comprehensive Annual Report.
- ✓ SPLOST Update - \$1,276,567.66, 50.58% more than the same month last year. But there is a caveat. The revenue department at the state did an audit that covers three years and we received approximately \$380,000+/- from that audit. So, if you take the audit number out we are at \$890-\$900,000 which we have been at for the last three months. This is a one-time anomaly, it boots the collections to a total of \$41,793, 273.90 or an average of \$788,558 per month average.
- ✓ There is a Special Called Meeting, Wednesday morning, October 7th at 10:00 a.m. We are lowering your taxes. The County and the School Board both adopted the rollback rate. The School Board has historically adopted the rollback rate for approximately six years. This is the first time that the County has adopted the rollback rate in five years. Do not forget, Wednesday morning at 10:00 a.m., we need at least three of you here.
- ✓ There is an Ethics Workshop scheduled for October 19th from 3:00 p.m. to 5:00 p.m.
- ✓ Camp Stephens was brought up at the last meeting. We have determined (a) that the County does not own that park, the Historical Society does. (b) we have an agreement that we will do the maintenance and upkeep on it at no cost and he has a call into the co-chairpersons of the Historical Society to speak with them about the renaming which was brought up at the last meeting.
- ✓ Mr. Wilson stated that he would be out of the office all of next week and Ms. Irizarry will be in charge.

XII. REPORT OF ASSISTANT COUNTY MANAGER

- Unfortunately, Animal Control has experienced some technical difficulties with their internet and phone lines since it is VOIP. Hopefully, this will be fixed by tomorrow morning.
- In the month of September, 23 animals were fixed, vetted and ready for adoption.
- The Animal Shelter SPLOST project has begun.
- Weekly COVID testing will now be on Tuesdays from 9 a.m. – 11 a.m. at the same location as a drive thru.
- The annual flu shot event is scheduled for October 29th from 7 a.m. – 7 p.m. and that is a drive-thru as well.

- GEMA wants to remind everyone that October is Cyber Security Awareness Month.
- Chief Byrd and Chief Hamilton, from the City of Griffin, will be presenting a Fire Officer 1 Course for City of Griffin and Spalding County Firefighters.
- It is National Fire Prevention Week, the Fire Department has put something on their Facebook page if you want to check that out it is October 4-10th.
- The Fire Department has been working at the fair giving out fire safety materials and did a standby for the Demolition Derby.
- One firefighter has started basic training at the Georgia Fire Academy this week, it is an eight-week course and he will finish up around November 20th.
- There are meetings planned for the Halloween Public Safety event which will be on October 31st from 6 p.m. to 8 p.m.
- October is Breast Cancer Awareness month and we want to say a special thanks to the Fire Department. Tish Russo designed the tee shirt which reads "Extinguishing Breast Cancer – Saving Lives." The Griffin Daily News has done an article on it and the Fire Department will be doing pink lined license tags for the month of October and any additional funding received for this will go to the Susan G. Komen Foundation.

XIII. REPORT OF COMMISSIONERS

Bart Miller – He wants to thank Public Works for all of the work they have been doing on dirt roads. Over the last six months, the rain that we have had has been "gully washers" and has washed out many of the dirt roads. There have been some dirt roads that have been washed completely out and Public Works has had a lot of work to do in the last 3-4 months and he wants to thank all of Public Works.

Rita Johnson – Last month she got a chance to sit in on the Water and Sewerage Authority Public Meeting and there was a lot of great information around the things that Mr. Jones was discussing during the Public Comment section, regarding moving forward and the need for sewerage in certain areas. There were a number of agencies there who share the same interests that you expressed. She walked out of the meeting very excited about what she heard and what she has learned.

She wanted to give a "shout out" to the Board of Elections that was a great presentation from Ms. Ridley and she is excited to learn there is about 44,000 registered voters. She is hoping and praying that we can get these people to the polls.

James Dutton – Wanted to give a big "shout out" to the Kiwanis, they did a great job with the fair this year. They used a new company and he has heard nothing but good things. He stated that the Demolition Derby was amazing and hopefully next year we will have more entrants.

He and a group from the Church of Jesus Christ of Latter-Day Saints went down to Florida this weekend to assist in hurricane clean-up. They have gone to every hurricane relief clean-up since 1992 when Hurricane Andrew devastated Homestead Florida. We were in Pensacola this year and everywhere you look there were trees on houses and homes without power. To be able to go down and help those people out, there were over 300 volunteers from the Church.

Last Wednesday morning we had a meeting in the State Courtroom and though many attended virtually, there were a number of folks there including the entire Jewkes Firm to discuss how to safely restart jury trials. Some of the stuff they talked about may have been overkill, but the links they are going to make this a safe situation for all those involved the jurors, the grand jurors, witnesses and the

public that may want to attend is really amazing and he wants congratulate them on those efforts. Judge Thacker hosted the meeting, but it was Judge Fletcher Sams from Superior Court who led the meeting. The D.A.'s office was there and the Solicitors Office was there. It was interesting to see the Defense Attorneys, the District Attorneys the Solicitors and the Judges all working together to see how can we get this done in a safe way.

Hopefully, on October 19th we will start a week of grand juries and get the cases moving again.

The infrastructure in the Ingles area, the triangle at 19-41 and Zebulon Road, is a prime area and that goes along with that commercia code that we look at.

Gwen Flowers-Taylor – Wanted to acknowledge and thank Rachel Connort, the Citizen Engagement Specialist, for all of the hard work and all of the walking that she has done over the past two months with the census. Commissioner Flowers-Taylor stated that she went out with Ms. Conort once or twice, she is very excited about what she does and people respond to her well. Since the census has been extended to the 30th of October, maybe some of the rest of us will have the opportunity to go out with her and try to encourage people to be counted. She was surprised to learn there were only 60% of the residents of Spalding County counted in the last census. She wanted to thank Ms. Conort for getting out there and getting the community involved in this and not making it a county thing or a city thing, but brining people out of their houses and out of their organizations to help make this happen

She wanted to talk about the problem at Chesterwood Court. She stated she was sorry that gentleman left, but she felt bad when he asked if the Board could do anything and we said no. She has tried to explain to the young lady who has sent her texts and pictures that this is something they are going to have to work with the Sheriff's Department on. This may be a good opportunity for them to develop a neighborhood watch or to figure out some way to use their doorbell cameras to record the violations.

She was glad Mr. Wilson talked about Camp Stephens, she spoke with someone this weekend. An organization or a couple of citizens who were very interested once they found out the Griffin Historical Society owns the property and they would like to talk with the Historical Society about maybe maintaining that property. Her issue with it has always been is that we should not expend taxpayer money on a monument that is someone who was in favor of slavery. They are a private property owner and if they want to keep it as Camp Stephens, then hopefully there is something they can do to arrange for maintenance.

One of the things that was talked about at the retreat was a Customer Service Survey for Indigent Defense and we are seeing that the Jewkes Firm trying to do something with it, but she feels it is also very important for us to know whether or not our employees are providing good customer service when they are out representing Spalding County. She doesn't know what the answer is, but she feels that we also need to look at how the employees are interacting with their department heads. One thing she has on her check list is to see what customer surveys look like not only for customer service, but for employees to supervisors.

There are representatives here this evening from the Rotarians and the Masons, the Collaborative is doing the poverty initiative which most of the Board went to that seminar. Part of that effort is coming up with mentors for people who are in the community who are impoverished and who would like to rise above poverty. This going to be a good opportunity to learn some mentoring skills as a navigator or super navigator. A navigator person is the individual who can analyze a situation and recommend that someone go to the Department of Family and Children Services to address a specific problem or you need to go to the courthouse to get something accomplished or get a copy of something that may be needed. A super navigator could be an attorney and you can advise the individual as to what they will need to bring to court when that time arrives or they can advise the

individual to see a doctor for the problem they are experiencing.

What she is saying is there are several skill levels for the navigators, this is not a program where you go and give people stuff. You don't buy the gas or give them food, but you help take them in the direction that will benefit their individual case and help them to rise up out of their current situation. She stated that she is trying to encourage anyone who is interested in making a difference in this community and giving a person a hand up and not a handout, this is a great opportunity to become involved in this poverty initiative through the Collaborative. They are having zoom training this week, but there will be a six-hour training later on this month. She is going to try it, nobody likes to think that they have a skill set nobody can use, but there are so many that have attributes that just a simple word to somebody else can make the difference in them knowing and not knowing.

XIV. CLOSED SESSION

XV. ADJOURNMENT

Motion/Second by Johnson/Dutton to adjourn the meeting at 7:40 p.m. Motion carried unanimously by all.

/s/ _____	/s/ _____
Gwen Flowers-Taylor, Chairperson	William P. Wilson, Jr., Clerk

MINUTES

The Spalding County Board of Commissioners held their Regular Meeting in Room 108 of the Spalding County Annex on Monday, October 5, 2020, beginning at 6:00 p.m. with Chairperson Gwen Flowers-Taylor presiding. Commissioners James Dutton, Rita Johnson and Bart Miller were present for the meeting. Commissioner Donald Hawbaker was absent from the meeting. Also present were County Manager, William P. Wilson, Jr., Assistant County Manager, Michelle Irizarry, County Attorney, Stephanie Windham and Kathy Gibson, Executive Secretary to record the minutes.

I. OPENING (CALL TO ORDER) by Chairperson Gwen Flowers-Taylor.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

II. INVOCATION

Pastor Tim E. Conort with Union Baptist delivered the Invocation.

III. PLEDGE TO FLAG

Commissioner James Dutton, District #2, led the pledge to the flag.

IV. PRESENTATIONS/PROCLAMATIONS –

1. Recognition of Kathy Gibson upon completion of the Clerks Masters Education Management Development Program from the Carl Vinson Institute of Government at the University of Georgia on September 16, 2020.

Mr. Wilson stated that this is a culmination of many years of study for Ms. Gibson and I would like for her to tell us what she had to do to get the masters certification.

Ms. Gibson advised that to become a Certified Clerk involved two and a half years worth of classes (101 credit hours) each class was 8-10 hours long. Once she became a Certified Clerk, she could start on the Masters Program. This was an additional two years, another 10 courses (60 credit hours) and she was required to complete a project.

The project she chose was to catalogue and record all of the right-of-way deeds for Spalding County. The right-of-way deeds dated back to the early 1900's, each right-of-way deed was catalogued into an excel spreadsheet so that it could be searched. The deeds were recorded by street, by the family, builder or entity that signed the right-of-way deed over to the County for easier searchability.

Originally, the right-of-way deeds were filed by the name of the street, the family, builder or entity that signed the deed over to the County. They could also be filed by subdivision name. All of these references were incorporated into the spreadsheet so that the deed could be located by any of the variables someone may be researching for them. This has been a huge help, the roads are now alphabetized in a fire proof safe and once they are located on the spreadsheet we can locate them easily in the safe. She is now in the process of making a pdf copy of each deed and attaching the pdf to the line item in the spreadsheet, so if anyone needs a copy, they can click on the link, look at the document and print it. Finally, she had to write a paper about the project and incorporate how the classes she attended influenced the way she did the project.

Mr. Wilson stated that we have a lot of open records requests involving the right-of-ways in the County and we use this continuously. There are six drawers of deeds in the safe and they were in various states of disorder and

if you wanted to search for a road or a deed, it could take hours depending on how lucky you were at guessing what family owned the property, or what developer developed the subdivision or what the name of the subdivision was when it was originally platted. She has also done the Road Easements and then we are going to work on any plats we may have. It is going to be a great tool for the County and will last for many, many years.

Chairperson Flowers-Taylor stated that she wanted to thank Ms. Gibson for taking the time to do the training and still do everything that the Board calls upon and asks her to do.

2. Elections Supervisor, Marcia Ridley, to provide an update on early voting and preparations for the November 3rd General Election.

Marcia Ridley, Elections Supervisor, stated they are excited about November 3rd, they have a lot of work going on in the Elections Department. Ms. Ridley then gave an overview of her department and gave updates on what is being done to accommodate social distancing and making the election safe for everyone on November 3rd. Ms. Ridley also gave important dates to remember for the absentee voting, the advanced voting and polling places for people to vote on November 3rd.

Chairperson Flowers-Taylor stated there is a lot of good information in the presentation and she would like for it to be posted on the website.

Ms. Ridley stated that she was currently working with Ms. Conort on some media releases and she would definitely get with her on this request.

Commissioner Miller stated he appreciated Ms. Ridley's presentation this evening and it contains a lot of information that will be very helpful to the voters.

V. PRESENTATION OF FINANCIAL STATEMENTS

1. Consider approval of financial statements for the two months ended August 31, 2020.

Jinna Garrison, Administrative Services Director, stated that she would be happy to answer any questions the Board may have regarding the financial statements.

Motion/Second by Dutton/Johnson to approve the financial statements for the two months ended August 31, 2020. Motion carried unanimously by all.

VI. CITIZEN COMMENT

Speakers must sign up prior to the meeting and provide their names, addresses and the topic they wish to discuss. Speakers must direct your remarks to the Board and not to individual Commissioners or to the audience. Personal disagreements with individual Commissioners or County employees are not a matter of public concern and personal attacks will not be tolerated. The Chairman has the right to limit your comments in the interest of disposing of the County's business in an efficient and respectable manner.

Speakers will be allotted three minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of the Commissioners. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker will be permitted to speak more than three minutes or more than once, unless the Board votes to suspend this rule.

Joe Bailey, 4079 H. Newnan Road, Griffin, GA, asked that the Board consider amending the ordinance regarding manufactured homes. Currently,

the ordinance reads “The manufactured homes can only be accessory to an active farm with a minimum track size of 100 acres. Mr. Bailey is asking that the ordinance be amended to read “Manufactured homes can only be accessory to an active farm consisting of a minimum of 100 contiguous acres.” Mr. Bailey advised that he currently owns approximately 150 acres of land; however, they are not all contained within one parcel due to the fact they have been purchased over the years and it would cost thousands of dollars for the survey and legal fees. Later, he may have options to purchase even more property to add on to his farm, spending the money to combine the parcels at this point would be a waste. He would appreciate the Board’s consideration in making this change.

Mr. Bailey also thanked the Board and the County Manager for being frugal with the taxpayer dollars and not raising the millage rate this year. He hopes this is the type of decision making that will carry over into future years.

Sam Vesper, 1009 Chesterwoods Court, Griffin, GA, stated he would like to bring to the Board’s attention the problem with speeders on his road. It is very loud all times of the day and at night. He stated there are people constantly discharging their firearms into the air and others racing up and down the street, smoking tires day and night.

Tony Jones, 1739 Honeybee Creek Drive, Griffin, GA, stated he is a lifelong resident of Spalding County. He is here as a business person regarding concerns, as a real estate broker we are constantly running into situations in Spalding County and the City of Griffin that is stopping commercial growth coming here. The sewer moratorium on the Shoal Creek Side of the County. We are pulling people in to look at properties to find out that we can’t connect them to sewer. He has been talking with both the City and the County for over a year and a half. We have people looking at Tri-County Crossroads intersection a lot, but the sewer line ends at that part of it. There is a lot of interest not only from local people but from a lot of bigger developers. We are constantly losing sales because when they come in we have to tell them, it’s a great place, but we can’t tell you if or when you will be able to tie into the lines that are already there. He then asked if there were any discussions going on between the City and the County. The sewer lines are there, they belong to the City, but they are in the County. Everytime he asks he is told they won’t even talk about it until the Water Contract between the City and County is settled. The County has “stabbed us in the back” when it comes to the water contract. This is severely affecting the growth in that area and he was simply wanting to know if there have been any discussions regarding this area. We are losing millions of dollars in development right now at this intersection.

Chairperson Flowers-Taylor asked Mr. Wilson to get with Mr. Jones and update him on the Water Authority meeting from last week.

Mr. Wilson advised that he would get with Mr. Jones.

VII. MINUTES -

1. Consider approval of minutes for the Spalding County Board of Commissioners Extraordinary Session and Executive Session on September 21, 2020 and the Spalding County Board of Commissioners Zoning Public Hearing on September 24, 2020.

Motion/Second by Johnson/Dutton to approve the minutes for the Spalding County Board of Commissioners Extraordinary Session and Executive Session on September 21, 2020 and the Spalding County Board of Commissioners Zoning Public Hearing on September 24, 2020. Motion carried unanimously by all.

VIII. OLD BUSINESS – None.

IX. PUBLIC HEARING –

1. Conduct a Public Hearing on a street light district for Sun City Peachtree - Pod 7.

Motion/Second by Johnson/Dutton to open a Public Hearing. Motion carried unanimously by all.

Mr. Wilson advised that no one had signed up to speak during the Public Hearing and then asked if there was anyone in the audience who would like to speak. No one expressed an interest to speak at the Public Hearing.

Motion/Second by Dutton/Johnson to close the Public Hearing. Motion carried unanimously by all.

X. NEW BUSINESS -

1. Consider approval of a street light district for Sun City Peachtree - Pod 7.

Mr. Wilson stated that all street light districts are paid 100% by the property owners in the subdivision. There is no cost to the County whatsoever and the single property owner at this time is Pulte Homes, the developer. This is standard for Sun City Peachtree and the residents pay 100% of the costs, there is no cost to the county. Staff recommends approval.

Motion/Second by Dutton/Johnson to approve a street light district for Sun City Peachtree - Pod 7. Motion carried unanimously by all

2. Consider approval of the following 2021 Alcohol License Renewals for the Wholesale Sale of Beer and Wine:

Jackson Beverages, LLC, located 915 S. Pinehill Rd., Griffin, Ga 30224

Mr. Wilson stated that they have completed the application and paid all fees. There are no negative findings for this location and staff recommends approval.

Motion/Second by Johnson/Dutton to approve a 2021 Alcohol License Renewal for the Wholesale of Beer and Wine for Jackson Beverages, LLC. Motion carried unanimously by all.

3. Consider approval of the 2021 Alcohol License Renewal-Consumption on Premises for:

Victoria McDaniel-Hole N the Wall Lounge, located at 1647 N. Hill St., Griffin, GA 30223.

Mr. Wilson advised that they have completed the application and paid all of the fees and there have been no negative findings for this location. Staff recommends approval.

Motion/Second by Johnson/Miller to approve the 2021 Alcohol License Renewal – Consumption on Premises for Victoria McDaniel – Hole N the Wall Lounge. Motion carried unanimously by all.

4. Consider the approval of the following 2021 Alcohol License Renewals for:

- Retail Package Store Carver Bottle Shop, located at 1557 D Williamson Rd., Griffin, Ga 30224
- HUB, located at 7770 Newnan Rd., Suite A&B, Brooks, GA 30205
- Sam's Package Store, 1301 N Hill St., Griffin, GA 30223
- VJ Sons, located at 2004 N Expressway, Griffin, GA 30223
- The Liquor Gate, located at 1740 Zebulon Rd., Griffin, GA 30224

Mr. Wilson advised that all of the businesses have completed the necessary applications and paid all of the fees and there have been no negative findings for these locations. Staff recommends approval.

Motion/Second by Miller/Dutton to approve 2021 Alcohol License Renewals for Retail Package Store Carver Bottle Shop, HUB, Sam's Package Store, VJ Sons and the Liquor Gate. Motion carried unanimously by all.

5. Consider approval of the 2021 Alcohol License Renewals for Retail Sale of Beer and Wine:

- 362 Express, located at 1600 Williamson Rd., Griffin, GA 30224
- Circle K Store #2723331, located at 3420 Jackson Rd., Griffin, GA 30223
- Expressway Food Mart, located at 2903 N Expressway, Griffin, GA 30223
- Aman Food Mart, located at 3970 N Expressway, Griffin, GA 30223
- Food Station, located at 1779 Zebulon Rd., Griffin, GA 30224
- Huckaby's, located at 7652 Hwy 16 West, Brooks, GA 30205
- Ingles Markets #457, located at 1735 Zebulon Rd., Griffin, GA 30224
- JV's Corner, located at 1700 Zebulon Rd., Griffin, GA 30224
- Petro Griffin, LLC, located at 1639 N Hill St, Griffin, GA 30223
- Prince Food Mart, located at 3425 Jackson Rd., Griffin, GA 30223
- Super Food, located at 2529 Old Atlanta Rd., Griffin, GA 30223
- Tony's One Stop, located at 4275 Hwy 19/41, Hampton, GA 30228
- Zetella Express, located at 4319 Newnan Rd., Griffin, GA 30223

Mr. Wilson advised that all of the businesses have completed the necessary applications and paid all of the fees and there have been no negative findings for these locations. Staff recommends approval.

Motion/Second by Johnson/Miller to approve the 2021 Alcohol License Renewals for Retail Sale of Beer and Wine for 362 Express, Circle K Store, Expressway Food Mart, Food Station, Huckaby's, Ingles Markets #457, JV's Corner, Petro Griffin, LLC, Prince Food Mart, Super Food, Tony's One Stop and Zetella Express. Motion carried unanimously by all.

6. Consider the approval of the following 2021 Alcohol License Renewals for Retail Sale of Beer only:

- High Falls Country Store, located at 2662 High Falls Rd., Griffin, GA 30223.
- Monoprix Food Mart, LLC, located at 390 Airport Rd., Griffin, GA 30224
- S&M Grocery, located at 3244 Fayetteville Rd., Griffin, GA 30223

Mr. Wilson advised that all of the businesses have completed the necessary applications and paid all of the fees and there have been no negative findings for these locations. Staff recommends approval.

Motion/Second by Johnson/Miller to approve the 2021 Alcohol License Renewals for Retail Sale of Beer for High Falls Country Store, Monoprix Food Mart, LLC and S & M Grocery. Motion carried unanimously by all.

7. Consider approval of G-17 Disclosure Letters and Letters of Intent with Raymond James for renewal and extension of the 1% Special Purpose Local Option Sales Tax.

Mr. Wilson stated that at the retreat in January, consensus of the Board of Commissioners was to have two votes in 2021. The first vote to be held in March of 2021 for a proposed T-SPLOST. The second vote to be held in November of 2021 for the extension of the current SPLOST which will expire March 31, 2022.

At the last GSATC Meeting and over the past several months we have discussed the T-SPLOST and whether or not we are at a point in time with our studies and with the Atlanta Regional Commission as to where we want to go with a March T-SPLOST vote.

The Commissioners recently authorized two request for proposals that will be coming in later this month, one of those is for a Transit Feasibility Study with those results being available about a year from now. The other one is the SR 155 relocation. Due to these two major projects pending, staff is recommending that you postpone the T-SPLOST vote until March of 2022. At that time we should have all of the information available from these studies, the Freight Cluster Study that we are doing now will finish up in late October or early November and we will have more information available to us at that time from that study.

There is paperwork in the Agenda should the Board wish to continue with a March 2021 T-SPLOST, but right now he is only presenting the paperwork for the November 2021 SPLOST Extension vote. At the last GSATC Meeting there was concerns about potential projects for the T-SPLOST. There were talks about trails, sidewalks and things of that nature and whether or not we are at a point to determine the cost feasibility and study of those. Then you mix transit in with it and the GSATC Board felt that we might be pushing it for a March 2021 T-SPLOST vote. The decision is completely up to the Board of Commissioners.

Raymond James is our Investment Banker and they compile all the paperwork necessary along with King and Spalding, our Bond Counsel, for the SPLOST referendum. They help us with revenue projections and the filing of all the paperwork.

Commissioner Johnson stated that she would like to proceed with the 2021 Extension of the SPLOST, but hold off on the T-SPLOST until the studies are done then push for a 2022 T-SPLOST date.

Mr. Wilson asked that the Board just approve the disclosure statements for the extension of the SPLOST and not the T-SPLOST, then we can move forward with the SPLOST.

Motion/Second by Johnson Miller to approve the of G-17 Disclosure Letter and Letters of Intent with Raymond James for renewal and extension of the 1% Special Purpose Local Option Sales Tax to be held in November 2021.

Commissioner Dutton stated he is in favor of the motion, he just wants to make sure when it comes to the projects on the SPLOST, in the past there have been a lot of "wants" on there not just needs and there are way too many needs in Spalding County that need to out weigh the wants. He has received a lot of negative feedback from constituents regarding where the money has been spent in the past and they state they will not be voting for another SPLOST.

He will have a hard time voting for a SPLOST that list amenities instead of items that Spalding County desperately needs. There are some real infrastructure issues in Spalding County that the SPLOST would absolutely help out with. The projects need to be thought out and just be a list of needs.

He stated that he also does not want to be in a situation where we are guessing how much the items are going to cost, just to find out it is 7 times what was projected. We need to get ahead of this so that we know “this is what we want to do” and “this is how much it is going to cost.” We need to have a good idea of what these projects are going to cost and he feels we owe it to the voters to have this information ahead of time.

Commissioner Johnson stated that she agrees with Commissioner Dutton on his second argument. However, the SPLOST actually passed with a 60/40 vote, so there was a majority of the citizens who know the projects were on there and came out and passed the SPLOST. We had a lot of people come out in support of the projects on the SPLOST. We definitely need to be mindful of the people expressing the interest and that can be supported by the vote.

Commissioner Miller added there has been a lot of money spent in the last 8 years on recreation items.

Chairperson Flowers-Taylor then reminded the Board that it is wonderful to get as much pricing for the items as possible on the front end, but it costs money. So, the people sitting on this Board is going to have to have enough fortitude to raise their hand to say we need to spend money on the front side. We were not willing to spend the money on the last SPLOST to get the best numbers we could get. If we don't want to spend the money on the front side, then we end up paying for it on the backside.

Motion carried unanimously by all.

8. Consider request from Spalding County Water Authority with regards to SDS (Service Delivery Strategy) and the Water Contract with the City of Griffin.

Stephanie Windham, County Attorney, advised that in 2004 when Griffin and Spalding County executed the first Service Delivery Strategy, there was water distribution included and it identified the existing Wholesale Water Contract and that contract is set to expire in December of this year.

In 2017, both the City of Griffin and Spalding County enacted Resolutions to continue that Service Delivery Strategy through October of 2022 and that was approved by the Georgia Department of Community Affairs. The Water Authority had sought additional information from the law firm of King and Spalding regarding the existing water contract and King and Spalding looked at it from a Service Delivery Strategy point of view and realized that this contract had been part of that in 2017, it was listed on that extension until October 31, 2022. Water distribution is specifically listed there and as such it is their opinion that the Water Contract should not expire as of December 31, 2020, but should be extended until October 31, 2022 based on that agreement between the City and the County and the approval by DCA.

Mr. Wilson then stated that the Resolution specifically addresses that any and all intergovernmental agreements that are made part of the SDS shall automatically extend.

Ms. Windham advised that it says they are being extended without changes and because the Water Contract is a three party contract with Spalding County, the City of Griffin and the Spalding County Water and Sewerage Facilities Authority, the Authority would not have any standing to enforce a service delivery strategy issue. That would be up to Spalding County because the Authority is not a party to the Service Delivery Strategy and as such the Water Authority is simply asking for the County's backing to pursue

the strategy for the contract being extended through October of 2022.

Chairperson Flowers-Taylor then stated that what is needed this evening is an acknowledgement that this document does exist and that it in fact stated that in our Service Delivery Strategy we enacted in 2017, that we agreed, along with the City, we voted for it and both Chairmen signed, that it would extend to October of 2022. So in order for the Water Authority to stand on this service delivery agreement, we have to acknowledge that the agreement exists. That is what the Water Authority needs from the Board of Commissioners is that the Service Delivery Strategy does exist and everything listed on that agreement is part of that extension.

Motion/Second by Johnson/Dutton to acknowledge the fact that the Water Contract is part of the Service Delivery Strategy entered into by the City of Griffin and the Spalding County Board of Commissioners in 2017 and as such the renewal of the Water Contract should be extended to October 2022 to coincide with the renewal of the Service Delivery Strategy. Motion carried unanimously by all.

9. Commissioner Dutton would like to discuss development standards for residential and commercial construction in Spalding County.

Commissioner Dutton advised that as was discussed in the last two Board retreats with the City and the Archways Partnership, we have talked about repeatedly raising the bar, increasing the quality of life for the citizens of Spalding County and those who want to move here. Another discussion we have at those meetings is how to get rid of the blight.

Currently our standards allow for builders to come in build what he would term as “near blight.” They build a house, it passes inspection and six months later, through no fault of the homeowner, it is falling apart. That is not fair to the person who purchased the home, it’s not fair to the citizens of Spalding County and it’s certainly not fair to the taxpayers in general when the house gets Land Banked. We need to solve that problem by preventing, not through zoning, but through the actual building code. Changing those standards to increase the quality of products used: roof shingles, piping, wiring and voltage, requiring double paned windows.

At one of the protests this year, many of the people were upset about their power bills and wondered why the City of Griffin is charging them so much. The rate is actually lower than Georgia Power’s, but in Griffin, we allow people to build with virtually no insulation so you have to run an air conditioner all the time so the power bill is outrageous because 24-7 you’re A/C is on. So, it’s not the fault of the power, it is the fault of the building code that allows builders to build and pass inspections and have these kind of near blight houses.

We need to address that, not through zoning, but across the board all houses need to meet certain standards that will make the houses safer, cheaper and more reliable. The upkeep is cheaper, the power bills are cheaper and that helps the people who live here and the people who move here. We don’t have to do this all at once, but he would like to at least address the changes he has just talked about. There is a lot of things that other Counties do that we simply are not doing. We’ve got to do better and it is our responsibility as commissioners to do better.

Commissioner Johnson stated she likes what Commissioner Dutton is saying and wondered if it should be an action item for the retreat in January?

Commissioner Dutton stated he feels this requires more than our desire to do something.

Mr. Wilson stated that since we now have Charles Abbott and Associates upstairs, they have come to us with several changes that they would like to see. So, if it is okay with the Board he will arrange a meeting with Charles Abbott and Associates and Commissioner Dutton and go through what we have now and the recommended changes and have a draft for the Board to look over during the holidays. Mr. Galloway has drafted some commercial standards, there are Southern Building Code Standards and there are other standards that we adhere to, but we need to unify all of the standards. Mr. Wilson advised that in the agenda package there were some ordinances that Mr. Galloway had drawn up for commercial and then we have the general standards for all subdivisions.

Commissioner Dutton stated that he would like to see standards across the board, not just for specific areas. That's not fair.

Mr. Wilson stated there are standard energy codes that change every year regarding the wrapping of homes, insulation and R factors. Right now, our code has to be changed every few years when those codes change. We just need to make it read "energy codes as adopted by the State of Georgia," so they are automatically made a part of the code.

Chairperson Flowers-Taylor stated that her concern is the legislation that has been trying to be "slipped through" by the General Assembly for the past two to three years, where the legislators want to say that the local governments cannot have codes more stringent than the State. That doesn't make sense because the State doesn't require insulation in your house. You need a window in the house that is not going to let all of the heat out. You need have a plastic cover on the ground underneath to prevent moisture. These are things that she feels are valuable to have. She doesn't know if our standards would be more strict than the City, but we can't fix the City if theirs is different, but we can set a standard in the County that would be easy for someone to follow. We are talking about it costing some money due to the people who do the inspections having to do more in depth inspections. If you want somebody inspecting everything then you are going to have to pay them to do it.

Chairperson Flowers-Taylor stated that she thinks this is important and we will have to wait and see that Mr. Wilson and Mr. Galloway come up with and we also have to keep in mind that the State may still say something, but until they do we need to put some standards in place that we can live with.

Mr. Wilson stated that we can have a draft this year that we can adopt in January, but one thing that is going to be recommended is a increase in fees and also, we do not currently require building plans for homes. The City does require building plans for homes and they review the plans for the homes, we don't require that in the County and that is another level of being able to get better quality of homes.

Ms. Windham stated that we are talking about standards here, but nuisance abatement and code enforcement is also a very important part of that. She then asked if Bob Dull could be included in the meeting with Commissioner Dutton?

Chairperson Flowers-Taylor then added that when people are rehabbing houses there needs to be an expectation that they will not simply be fixing it up on the outside to sell it, you are still going to do the things that are necessary.

Chairperson Flowers-Taylor then stated that for the record we are expecting to have some kind of draft before the end of this year.

XI. REPORT OF COUNTY MANAGER

- ✓ New Home Data – 30 new home permits in September. Average home size is 2,928 Square Feet. Total permits year-to-date are 197, Average square foot of the homes year-to-date is 3,102.
- ✓ The ArtSpace Study is complete, Mr. Galloway would like to present the findings to the Board. He then asked if the next meeting would be okay and consensus of the Board was to have Mr. Galloway present at the next meeting.
- ✓ Ms. Garrison and Spalding County have received the Government Finance Officers Association Certificate of Achievement for the 19th year in a row for our 2019 Comprehensive Annual Report.
- ✓ SPLOST Update - \$1,276,567.66, 50.58% more than the same month last year. But there is a caveat. The revenue department at the state did an audit that covers three years and we received approximately \$380,000+/- from that audit. So, if you take the audit number out we are at \$890-\$900,000 which we have been at for the last three months. This is a one-time anomaly, it boots the collections to a total of \$41,793, 273.90 or an average of \$788,558 per month average.
- ✓ There is a Special Called Meeting, Wednesday morning, October 7th at 10:00 a.m. We are lowering your taxes. The County and the School Board both adopted the rollback rate. The School Board has historically adopted the rollback rate for approximately six years. This is the first time that the County has adopted the rollback rate in five years. Do not forget, Wednesday morning at 10:00 a.m., we need at least three of you here.
- ✓ There is an Ethics Workshop scheduled for October 19th from 3:00 p.m. to 5:00 p.m.
- ✓ Camp Stephens was brought up at the last meeting. We have determined (a) that the County does not own that park, the Historical Society does. (b) we have an agreement that we will do the maintenance and upkeep on it at no cost and he has a call into the co-chairpersons of the Historical Society to speak with them about the renaming which was brought up at the last meeting.
- ✓ Mr. Wilson stated that he would be out of the office all of next week and Ms. Irizarry will be in charge.

XII. REPORT OF ASSISTANT COUNTY MANAGER

- Unfortunately, Animal Control has experienced some technical difficulties with their internet and phone lines since it is VOIP. Hopefully, this will be fixed by tomorrow morning.
- In the month of September, 23 animals were fixed, vetted and ready for adoption.
- The Animal Shelter SPLOST project has begun.
- Weekly COVID testing will now be on Tuesdays from 9 a.m. – 11 a.m. at the same location as a drive thru.
- The annual flu shot event is scheduled for October 29th from 7 a.m. – 7 p.m. and that is a drive-thru as well.

- GEMA wants to remind everyone that October is Cyber Security Awareness Month.
- Chief Byrd and Chief Hamilton, from the City of Griffin, will be presenting a Fire Officer 1 Course for City of Griffin and Spalding County Firefighters.
- It is National Fire Prevention Week, the Fire Department has put something on their Facebook page if you want to check that out it is October 4-10th.
- The Fire Department has been working at the fair giving out fire safety materials and did a standby for the Demolition Derby.
- One firefighter has started basic training at the Georgia Fire Academy this week, it is an eight-week course and he will finish up around November 20th.
- There are meetings planned for the Halloween Public Safety event which will be on October 31st from 6 p.m. to 8 p.m.
- October is Breast Cancer Awareness month and we want to say a special thanks to the Fire Department. Tish Russo designed the tee shirt which reads "Extinguishing Breast Cancer – Saving Lives." The Griffin Daily News has done an article on it and the Fire Department will be doing pink lined license tags for the month of October and any additional funding received for this will go to the Susan G. Komen Foundation.

XIII. REPORT OF COMMISSIONERS

Bart Miller – He wants to thank Public Works for all of the work they have been doing on dirt roads. Over the last six months, the rain that we have had has been "gully washers" and has washed out many of the dirt roads. There have been some dirt roads that have been washed completely out and Public Works has had a lot of work to do in the last 3-4 months and he wants to thank all of Public Works.

Rita Johnson – Last month she got a chance to sit in on the Water and Sewerage Authority Public Meeting and there was a lot of great information around the things that Mr. Jones was discussing during the Public Comment section, regarding moving forward and the need for sewerage in certain areas. There were a number of agencies there who share the same interests that you expressed. She walked out of the meeting very excited about what she heard and what she has learned.

She wanted to give a "shout out" to the Board of Elections that was a great presentation from Ms. Ridley and she is excited to learn there is about 44,000 registered voters. She is hoping and praying that we can get these people to the polls.

James Dutton – Wanted to give a big "shout out" to the Kiwanis, they did a great job with the fair this year. They used a new company and he has heard nothing but good things. He stated that the Demolition Derby was amazing and hopefully next year we will have more entrants.

He and a group from the Church of Jesus Christ of Latter-Day Saints went down to Florida this weekend to assist in hurricane clean-up. They have gone to every hurricane relief clean-up since 1992 when Hurricane Andrew devastated Homestead Florida. We were in Pensacola this year and everywhere you look there were trees on houses and homes without power. To be able to go down and help those people out, there were over 300 volunteers from the Church.

Last Wednesday morning we had a meeting in the State Courtroom and though many attended virtually, there were a number of folks there including the entire Jewkes Firm to discuss how to safely restart jury trials. Some of the stuff they talked about may have been overkill, but the links they are going to make this a safe situation for all those involved the jurors, the grand jurors, witnesses and the

public that may want to attend is really amazing and he wants congratulate them on those efforts. Judge Thacker hosted the meeting, but it was Judge Fletcher Sams from Superior Court who led the meeting. The D.A.'s office was there and the Solicitors Office was there. It was interesting to see the Defense Attorneys, the District Attorneys the Solicitors and the Judges all working together to see how can we get this done in a safe way.

Hopefully, on October 19th we will start a week of grand juries and get the cases moving again.

The infrastructure in the Ingles area, the triangle at 19-41 and Zebulon Road, is a prime area and that goes along with that commercia code that we look at.

Gwen Flowers-Taylor – Wanted to acknowledge and thank Rachel Connort, the Citizen Engagement Specialist, for all of the hard work and all of the walking that she has done over the past two months with the census. Commissioner Flowers-Taylor stated that she went out with Ms. Conort once or twice, she is very excited about what she does and people respond to her well. Since the census has been extended to the 30th of October, maybe some of the rest of us will have the opportunity to go out with her and try to encourage people to be counted. She was surprised to learn there were only 60% of the residents of Spalding County counted in the last census. She wanted to thank Ms. Conort for getting out there and getting the community involved in this and not making it a county thing or a city thing, but brining people out of their houses and out of their organizations to help make this happen

She wanted to talk about the problem at Chesterwood Court. She stated she was sorry that gentleman left, but she felt bad when he asked if the Board could do anything and we said no. She has tried to explain to the young lady who has sent her texts and pictures that this is something they are going to have to work with the Sheriff's Department on. This may be a good opportunity for them to develop a neighborhood watch or to figure out some way to use their doorbell cameras to record the violations.

She was glad Mr. Wilson talked about Camp Stephens, she spoke with someone this weekend. An organization or a couple of citizens who were very interested once they found out the Griffin Historical Society owns the property and they would like to talk with the Historical Society about maybe maintaining that property. Her issue with it has always been is that we should not expend taxpayer money on a monument that is someone who was in favor of slavery. They are a private property owner and if they want to keep it as Camp Stephens, then hopefully there is something they can do to arrange for maintenance.

One of the things that was talked about at the retreat was a Customer Service Survey for Indigent Defense and we are seeing that the Jewkes Firm trying to do something with it, but she feels it is also very important for us to know whether or not our employees are providing good customer service when they are out representing Spalding County. She doesn't know what the answer is, but she feels that we also need to look at how the employees are interacting with their department heads. One thing she has on her check list is to see what customer surveys look like not only for customer service, but for employees to supervisors.

There are representatives here this evening from the Rotarians and the Masons, the Collaborative is doing the poverty initiative which most of the Board went to that seminar. Part of that effort is coming up with mentors for people who are in the community who are impoverished and who would like to rise above poverty. This going to be a good opportunity to learn some mentoring skills as a navigator or super navigator. A navigator person is the individual who can analyze a situation and recommend that someone go to the Department of Family and Children Services to address a specific problem or you need to go to the courthouse to get something accomplished or get a copy of something that may be needed. A super navigator could be an attorney and you can advise the individual as to what they will need to bring to court when that time arrives or they can advise the

individual to see a doctor for the problem they are experiencing.

What she is saying is there are several skill levels for the navigators, this is not a program where you go and give people stuff. You don't buy the gas or give them food, but you help take them in the direction that will benefit their individual case and help them to rise up out of their current situation. She stated that she is trying to encourage anyone who is interested in making a difference in this community and giving a person a hand up and not a handout, this is a great opportunity to become involved in this poverty initiative through the Collaborative. They are having zoom training this week, but there will be a six-hour training later on this month. She is going to try it, nobody likes to think that they have a skill set nobody can use, but there are so many that have attributes that just a simple word to somebody else can make the difference in them knowing and not knowing.

XIV. CLOSED SESSION

XV. ADJOURNMENT

Motion/Second by Johnson/Dutton to adjourn the meeting at 7:40 p.m. Motion carried unanimously by all.

/s/ _____	/s/ _____
Gwen Flowers-Taylor, Chairperson	William P. Wilson, Jr., Clerk



SPALDING COUNTY BOARD OF COMMISSIONERS 2020 CIE-CWP

Requesting Agency

Office of Community Development

Requested Action

Conduct a public hearing for the 2020 Capital Improvement Element (CIE) and Community Work Program (CWP) for Spalding County, City of Orchard Hill and City of Sunnyside.

Requirement for Board Action

Is this Item Goal Related?

No

Summary and Background

State law mandates a public hearing to be held for 2020 Capital Improvement Element (CIE) and Community Work Program (CWP) changes in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Annual CWP Update 2020	10/8/2020	Backup Material
<input type="checkbox"/> Annual Impact Fee Financial Report 2020	10/8/2020	Backup Material

Spalding County	ANNUAL CWP UPDATE 2020 - 2024				
Project or Activity	Start Date	End Date	Responsible Party	Cost Estimate	Funding Source

Regulations

	Ongoing	Ongoing	Spalding County Community Development Dept.	Staff Time	General Fund
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	Ongoing	Ongoing	Spalding County Community Development Dept.	Staff Time	General Fund
Evaluate tree protection standards and identify potential amendments, as necessary, to preserve trees and prevent clear cutting with new development	Ongoing	Ongoing	Spalding County Community Development Dept.	Staff Time	General Fund
Review Agricultural and Residential zoning district requirements to ensure Conservation Subdivision are promoted; consider allowing 1 acre acre min. lot size in AR-1 by special exception approval	Ongoing	Ongoing	Spalding County Community Development Dept.	Staff Time	General Fund
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	Ongoing	Ongoing	Spalding County Community Development Dept.	Staff Time	General Fund
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)	2020	2021	Spalding County Development Department	Staff Time	General Fund
Identify opportunities to strengthen property maintenance & nuisance ordinances pertaining to junk vehicles, litter, etc. July 20,2020: Amended ordinance to provide for Service of Process for Housing Code Violations by posting on the property, sending certified mail or filing with Magistrate Court or State Court.	Ongoing	Ongoing	Spalding County Code Enforcement, County Manager's Office	Staff Time	General Fund
Adopt a Historic Preservation Ordinance, making the County eligible to apply to the federal Certified Local Government Program	2020	2021	Spalding County Community Development Dept.	Staff Time	General Fund

Apply to the Certified Local Government Program	2021	2022	Spalding County Community Development Dept.	Staff Time	General Fund
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Functional Plans

Update the Parks and Recreation Master Plan; address parks, recreation, and open space (including greenways / trails and greenspace protection)	2022	2023	Spalding County Parks & Rec Dept.	\$75,000	Impact Fees, General Fund
Create a Fire Protection Level of Service Master Plan with the City of Griffin	2021	2022	Spalding County Fire Dept.	\$150,000	County Fire District Fund; City General Fund
Conduct a feasibility study for the creation of a stormwater utility	2022	2023	County Manager's Office; Spalding County Public Works Dept.	\$50,000	General Fund
Prepare an Urban Circulator Connectivity Study (connectivity between areas of activity such as employment, shopping, and medical centers)	2021	2022	Spalding County	\$300,000	Federal Transit Administration 5307 Grant Funds; SPLOST
Prepare a county-wide Economic Development Strategy	2021	2022	Spalding County, Griffin-Spalding Development Authority, Chamber of Commerce, Archway Partnership	\$65,000	Archway; Spalding Co. General Fund; City of Griffin General Fund

Small Area/Master Plans

Prepare an Interchange Feasibility Study for the Jenkinsburg Road/I-75 area	2022	2023	Spalding County	\$100,000	SPLOST
Prepare an Interchange Justification Report for the Jenkinsburg Road/I-75 area	2024	2025	Spalding County	\$200,000	SPLOST

Prepare a Griffin Truck By-Pass Study	2023	2025	Spalding County and City of Griffin	\$150,000	County and City General Fund; T-SPLOST
Prepare a Redevelopment Plan for the Experiment Activity Center	2021	2022	Spalding County Community Development Dept.	\$75,000	LCI Grant Funds; General Fund
Prepare a Redevelopment Plan for the East Griffin Activity Center	2021	2022	Spalding County Community Development Dept.	\$75,000	LCI Grant Funds; General Fund

Process/Program

Use the Future Development Map in the preparation of the next update to the Griffin- Spalding Wastewater Master Plan	2020	2022	Water and Sewer Authority; Community Development Dept.	Staff Time	SCWA
Prusue the creation of a consolidated housing authority with Griffin to maximize financial/staff resources and revitalization activities	Ongoing	Ongoing	Spalding County Board of Commissioners	Staff Time	General Fund
Continue to address community and economic development needs in conjunction with local leaders on the UGA Archway Partnership Executive Committee	Ongoing	Ongoing	Spalding County, Griffin, Board of Education/Colleges, Chamber of Commerce, Development Authority, Housing Authority	Staff Time	General Fund
Promote environmental and historic preservation activities and events on social media. 2020 project is restoration of Rosenwald School.	Ongoing	Ongoing	Spalding County	Staff Time	General Fund
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	2021	2022	Spalding County	Staff Time	General Fund

Maintain residential or agricultural use as the primary use(s) along roadways that do not have a "Corridor" designation on the Future Development Map	Ongoing	Ongoing	Spalding County Community Development Dept.	Staff Time	General Fund
Pursue Safe Routes to School Funding for Moreland Road	2022	2024	Spalding County Community Development Dept.; Board of Education		SPLOST

Inventory/Assessment

Use the findings of the Housing Conditions Survey & Market Analysis Summary to prioritize rehabilitation and redevelopment activities	Ongoing	Ongoing	Spalding County Community Development, Griffin-Spalding Land Bank	Staff Time	General Fund
Identify opportunities with preservation specialists and advocates to protect and promote historic resources	Ongoing	Ongoing	Spalding County Community Development Dept.	Staff Time	General Fund
Identify opportunities with preservation specialists for the stabilization and reuse of vacant historic buildings in Orchard Hill	2021	2022	City of Orchard Hill; Three Rivers Regional Commission		Orchard Hill General Fund; Grants
Review and address incompatible land use patterns and zoning on properties along city-county boundaries, including shared corridors such as North Hill Street	Ongoing	Ongoing	Spalding County Community Development Dept., Cities of Griffin, Sunny Side and Orchard Hill	Staff Time	City of Griffin Gen. Fund; City of Orchard Hill Gen. Fund; City of Sunny Side Gen. Fund. Spalding Co. General Fund
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	2021	2022	Spalding County Board of Commissioners, Community Development Dept.	Staff Time	General Fund

Community Improvements/Infrastructure Projects

Address infrastructure improvements (water and sewer) in designated Target Areas within the Service Delivery Area of Spalding County to aid in the revitalization of Dundee Mills.Phase I in-progress August 2020.	Ongoing	Ongoing	Spalding County, Spalding County Water and Sewer Authority	\$3,800,000	Spalding County, SCWSA, CDBG, DCA
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Sidewalks on North Hill Street	2021	2022	Spalding County Public Works and Community Development Dept.	\$550,000	Possible T- SPLOST
Bike lanes on North Hill Street	2020	2021	Spalding County Public Works and Community Development Depts.	\$2,333,000	GDOT, General Fund, Possible T-SPLOST
Purchase additional equipment needed for 2 quick response fire trucks	2020	2021	Spalding County Fire Dept.	\$77,000	100% Impact Fees
Purchase library collection materials	Ongoing	Ongoing	Griffin-Spalding County Library	\$185,768.00	97.2% Impact Fees
Volunteer Park playground	Complete	Complete	Spalding County Parks & Rec Dept.	\$183,000	95.51% Impact Fees; General Fund
Adult softball complex (5 fields)	2020	2023	Spalding County Parks & Rec Dept.	\$2,037,400	100% Impact Fees
Flint River water trail (Blalock to Line Creek)	Ongoing	Ongoing	Parks & Rec Dept.	\$26,000	27.08% Impact Fees; General Fund
Senior Center walking trail	Complete	Complete	Parks & Rec Dept.	\$40,000	100% Impact Fees
Quarry's Edge restrooms and gravel parking. In progress August 2020.	2020	2021	Parks & Rec Dept.	\$192,150	Parking - 100% Impact Fees; Restrooms - 99.01% Impact Fees; General Fund

Carver Road restrooms and gravel parking. In progress August 2020.	2020	2021	Parks & Rec Dept.	\$196,725	Parking - 100% Impact Fees; Restrooms - 99.01% Impact Fees; General Fund
Big Shanty walking trail	Ongoing	Ongoing	Parks & Rec Dept.	\$75,000	100% Impact Fees
Big Shanty restrooms	Ongoing	Ongoing	Parks & Rec Dept.	\$183,000	96.04% Impact Fees; General Fund
Skateboard Park expansion	Complete	Complete	Parks & Rec Dept.	\$122,000	100% Impact Fees
Dundee Lake disc golf course	Complete	Complete	Parks & Rec Dept.	\$213,500	74.27% Impact Fees, General Fund
Thomaston Park restrooms	Ongoing	Ongoing	Parks & Rec Dept.	\$183,000.00	99.01% Impact Fees; General Fund

Spalding County Annual Impact Fee Financial Report - Fiscal Year 2020										
Public Facility:	Library	Parks and Recreation	Fire Protection	Jail	Homeland Security	Emergency 911	Administration	CIE Preparation	Interest Income	Total
Service Area:	County-wide	County-wide	Unincorporated Spalding County	County-wide	County-wide	County-wide	County-wide	County-wide	County-wide	
Impact Fee Fund Balance July 1, 2019	\$19,089	\$1,682,956	\$538,328	\$250,979	\$3,935	\$113,957	\$32,140	\$26,043	\$163,715	\$2,831,142
Impact Fees Collected July 1, 2019 through June 30, 2020	6,857	334,256	123,027	25,219	2,470	11,342	15,109	7,247	24,192	549,718
Interest Income	0	0	0	0	0	0	(5,808)	0	0	(5,808)
Impact Fee Refunds	0	0	0	0	0	0	0	0	0	0
Expenditures	0	(384,305)	(511,000)	0	0	0	0	0	0	(895,305)
Impact Fee Fund Balance Ending June 30, 2020	\$25,946	\$1,632,907	\$150,355	\$276,198	\$6,405	\$125,299	\$41,441	\$33,290	\$187,907	\$2,479,747
Impact Fees Encumbered	\$25,946	\$1,632,907	\$150,355	\$276,198	\$6,405	\$125,299	\$41,441	\$33,290	\$187,907	\$2,479,747



SPALDING COUNTY BOARD OF COMMISSIONERS 2020 Fire Protection Services Contract - City of Sunny Side

Requesting Agency

County Clerk

Requested Action

Consider approval of continuation of the Fire Services Contract with the City of Sunny Side for 2020.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Spalding County provides Fire Services through a Contractual Agreement with the City of Sunny Side. The agreement ends September 30th of each year and the new contract commences on October 1, of every year. Sunny Side approved the contract at their meeting on October 8th, 2020.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> 2020 City of Sunny Side Fire Services Contract	10/9/2020	Backup Material

AGENCY CONTRACT FOR FIRE PROTECTION SERVICES

STATE OF Georgia
COUNTY OF Spalding

THIS AGREEMENT made and entered into on this the first day of October, 2020 by and between the City of Sunny Side, hereafter sometimes referred to as the "Municipality", a municipal corporation of the State of Georgia, and the "COUNTY OF Spalding", hereinafter sometimes referred to as the "County" a political subdivision of the State of Georgia,

W I T N E S S E T H:

THAT WHEREAS, the Municipality now deems it in the best interest of the City of Sunny Side and its citizens for the Municipality to furnish fire protection services in the exercises of a governmental function of the Municipality, and has requested the County to aid and assist it in furnishing such fire protection services within the corporate limits of the Municipality; and

WHEREAS, the County has now established a Fire Protection District comprising all of the unincorporated area of Spalding County and is presently furnishing fire protection services for such Fire Protection District and is willing to serve as an agent of the Municipality in providing the equipment, personnel and supplies for furnishing such fire protection services within the corporate limits of the Municipality for the consideration hereinafter set out; and

WHEREAS, the County deems it in the best interest of both parties hereto to enter into the within agency contract;

NOW, THEREFORE, for and in consideration of the premises and the respective benefits to be derived by each party hereto and in consideration of the covenants and agreements hereinafter set forth and payments of money by the Municipality to the County, as hereinafter set out, it is hereby mutually understood and agreed by and between the parties hereto, as follows:

-1-

Beginning at 12:00 o'clock Noon on October 1, 2020 the County shall serve as an agent of the Municipality in providing fire protection services within the fire district of the Municipality, being within the corporate limits of the Municipality, for a term of twelve (12) months ending at 12:00 o'clock Noon on October 1, 2021 which such fire protection services furnished hereunder shall be comparable to the fire protection services that the

County is now furnishing its aforesaid Fire Protection District, being the unincorporated area of Spalding County, and all such services furnished hereunder shall be done and furnished by the County as the agent of the Municipality, who shall be the principal furnishing such fire protection services to the people and property, residing and located, within the corporate limits of the Municipality in the Municipality's exercises of a governmental function, and not a ministerial function, and at no time shall the County be acting hereunder in the capacity or role of an independent contractor.

-2-

During the term of the within contract the Municipality shall pay the County the sum of One Thousand Eight Hundred Thirty-Six Dollars and Eighty-Eight Cent (\$1,836.88) per month for providing such fire protection services, which sum shall be due and payable by the Municipality to the County on the 10th day of each calendar month, beginning October 10, 2020, and continuing in monthly succession thereafter on the 10th day of each successive month with the last such payment being due and payable on September 10, 2021, or until this contract is sooner terminated as hereinafter provided.

-3-

Time is of the essence of this contract and each of its provisions.

-4-

Notwithstanding anything herein contained to the contrary the within agreement may be terminated by either party hereto on the first day of any calendar month during the aforesaid twelve month term by giving notice in writing of such termination to the other party hereto at least thirty days in advance of the designated date of such termination, and thereafter this contract shall be terminated and neither party hereto shall be obligated to furnish fire protection services to the other party hereto, and no further monthly payments shall become due and payable thereafter by the Municipality.

-5-

Any notice contemplated or required by this contract shall be deemed effectively given when mailed by United States registered or certified mail, with the required postage prepaid, and addressed as follows:

If to the Municipality, address to:

City of Sunny Side
P. O. Box 100
Sunny Side, Georgia 30284

If to the County, address to:

-2-

County of Spalding
P. O. Box 1087
Griffin, Georgia 30224-1087

The parties hereto have respectively caused the within agreement to be duly executed in duplicate originals by and through their authorized officers and under their respective hands and seals on the day and year first above written.

CITY OF SUNNY SIDE
(Seal of Municipality affixed hereto)

By: William R. Langley
As Mayor of its Board of Councilmen

Attest: Ray Whitman
As Clerk of said Board

COUNTY OF SPALDING
(Seal of County affixed hereto)

By: _____
As Chairman of its Board of Commissioners

Attest: _____
As Clerk of said Board



SPALDING COUNTY BOARD OF COMMISSIONERS 2020 Fire Protection Services Contract - City of Orchard Hill

Requesting Agency

County Clerk

Requested Action

Consider approval of continuation of the Fire Services Contract with the City of Orchard Hill for 2020.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Spalding County provides Fire Services through a Contractual Agreement with the City of Orchard Hill. The agreement ends September 30th of each year and the new contract commences on October 1, of every year. Orchard Hill approved the contract at their meeting on October 12th, 2020.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Orchard Hill Fire Agreement	10/15/2020	Backup Material

AGENCY CONTRACT FOR FIRE PROTECTION SERVICES

STATE OF Georgia
COUNTY OF Spalding

THIS AGREEMENT made and entered into on this the first day of October 2020, by and between the City of Orchard Hill, hereinafter sometimes referred to as the "Municipality", a municipal corporation of the State of Georgia, and the "COUNTY OF SPALDING", hereinafter sometimes referred to as the "County" a political subdivision of the State of Georgia,

W I T N E S S E T H:

THAT WHEREAS, the Municipality now deems it in the best interest of the City of Orchard Hill and its citizens for the Municipality to furnish fire protection services in the exercises of a governmental function of the Municipality, and has requested the County to aid and assist it in furnishing such fire protection services within the corporate limits of the Municipality; and

WHEREAS, the County has now established a Fire Protection District comprising all of the unincorporated area of Spalding County and is presently furnishing fire protection services for such Fire Protection District and is willing to serve as an agent of the Municipality in providing the equipment, personnel and supplies for furnishing such fire protection services within the corporate limits of the Municipality for the consideration hereinafter set out; and

WHEREAS, the County deems it in the best interest of both parties hereto to enter into the within agency contract;

NOW, THEREFORE, for and in consideration of the premises and the respective benefits to be derived by each party hereto and in consideration of the covenants and agreements hereinafter set forth and payments of money by the Municipality to the County, as hereinafter set out, it is hereby mutually understood and agreed by and between the parties hereto, as follows:

-1-

Beginning at 12:00 o'clock Noon on October 1, 2020, the County shall serve as an agent of the Municipality in providing fire protection services within the fire district of the Municipality, being within the corporate limits of the Municipality, for a term of twelve (12) months ending at 12:00 o'clock Noon on October 1, 2021, which such fire protection services furnished hereunder shall be comparable to the fire protection services that the County is now furnishing its aforesaid Fire Protection District, being the unincorporated

area of Spalding County, and all such services furnished hereunder shall be done and furnished by the County as the agent of the Municipality, who shall be the principal furnishing such fire protection services to the people and property, residing and located, within the corporate limits of the Municipality in the Municipality's exercises of a governmental function, and not a ministerial function, and at no time shall the County be acting hereunder in the capacity or role of an independent contractor.

-2-

During the term of the within contract the Municipality shall pay the County the sum of Three Thousand Six Hundred Three dollars and Forty-Six Cent (\$3,603.46) per month for providing such fire protection services, which sum shall be due and payable by the Municipality to the County on the 10th day of each calendar month, beginning October 10, 2020, and continuing in monthly succession thereafter on the 10th day of each successive month with the last such payment being due and payable on September 10, 2021, or until this contract is sooner terminated as hereinafter provided.

-3-

Time is of the essence of this contract and each of its provisions.

-4-

Notwithstanding anything herein contained to the contrary the within agreement may be terminated by either party hereto on the first day of any calendar month during the aforesaid twelve month term by giving notice in writing of such termination to the other party hereto at least thirty days in advance of the designated date of such termination, and thereafter this contract shall be terminated and neither party hereto shall be obligated to furnish fire protection services to the other party hereto, and no further monthly payments shall become due and payable thereafter by the Municipality.

-5-

Any notice contemplated or required by this contract shall be deemed effectively given when mailed by United States registered or certified mail, with the required postage prepaid, and addressed as follows:

If to the Municipality, address to:

City of Orchard Hill
P. O. Box 448
Orchard Hill, Georgia 30266

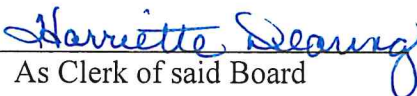
If to the County, address to:

County of Spalding
P. O. Box 1087
Griffin, Georgia 30224-1087

The parties hereto have respectively caused the within agreement to be duly executed in duplicate originals by and through their authorized officers and under their respective hands and seals on the day and year first above written.

CITY OF ORCHARD HILL
(Seal of Municipality affixed hereto)

By: 
As Mayor of its Board of Councilmen

Attest: 
As Clerk of said Board

COUNTY OF SPALDING
(Seal of County affixed hereto)

By: _____
As Chairman of its Board of Commissioners

Attest: _____
As Clerk of said Board



SPALDING COUNTY BOARD OF COMMISSIONERS 2021 New Alcohol License Applicant-Retail Sale of Beer and Wine

Requesting Agency

Office of Community Development

Requested Action

Consider the approval of the 2021 Alcohol License Renewal for Retail Sale of Beer and Wine:

Aziz Ali-Chevron Food Mart, located at 3200 High Falls Rd., Griffin, GA 30224.

Requirement for Board Action

Pursuant to Spalding County Code of Ordinances, all Alcohol License Renewals must be approved by the Board of Commissioners.

Is this Item Goal Related?

Summary and Background

All applications for the 2021 Alcohol License Renewals for Retail Sale of Beer and Wine have been received in the Community Development Office. All criteria has been met.

Fiscal Impact / Funding Source

Fees collected:

Chevron Food Mart \$1100.00

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> County Manager's Rec to BOC	10/7/2020	Backup Material



BOARD OF COMMISSIONERS

Gwen Flowers-Taylor, CHAIRMAN
James R. Dutton, VICE CHAIRMAN
Donald F. Hawbaker
Rita C. Johnson
Bart Miller

COUNTY MANAGER
William P. Wilson, Jr.

ASSISTANT COUNTY MANAGER
Michelle Irizarry

COUNTY ATTORNEY
James R. Fortune, Jr.

MEMORANDUM

TO: Spalding County Board of Commissioners
FROM: William P. Wilson, Jr., County Manager
DATE: October 7, 2020
RE: 2021 License Renewal- Retail Sales – Beer and Wine

I am requesting your consideration for approval of the 2021 Renewal Alcoholic Beverage License for Retail Sales of Beer and Wine for the following (all criteria has been met for renewal of license):

- Aziz Ali-Chevron Food Mart, located at 3200 Highfalls Rd., Griffin, GA 30224. Beer and Wine. No Violations.

The application packet is available in the Community Development Office for review should you have any questions. Your assistance in the above request is greatly appreciated.

WPWjr/clt



SPALDING COUNTY BOARD OF COMMISSIONERS 2021 New Alcohol License Applicant-Retail Sale of Beer and Wine

Requesting Agency

Office of Community Development

Requested Action

Consider approval for the renewal of the 2021 Alcohol License-Retail Sale of Beer and Wine for the following:

- Ruchit Kumar Patel-Valero Food Mart, 2995 N Expressway, Griffin, GA 30223. Beer and Wine. No Violations.

Requirement for Board Action

Pursuant to the Spalding County Code of Ordinances, all alcohol license renewals must be approved by the Board of Commissioners.

Is this Item Goal Related?

No

Summary and Background

Applications have been received in the Community Development Office. All criteria has been met.

Fiscal Impact / Funding Source

Fees collected:

Valero Food Mart: \$1100.00

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
□ County Manager's Rec to BOC	10/9/2020	Backup Material



BOARD OF COMMISSIONERS

Gwen Flowers-Taylor, CHAIRMAN
James R. Dutton, VICE CHAIRMAN
Donald F. Hawbaker
Rita C. Johnson
Bart Miller

COUNTY MANAGER
William P. Wilson, Jr.

ASSISTANT COUNTY MANAGER
Michelle Irizarry

COUNTY ATTORNEY
James R. Fortune, Jr.

MEMORANDUM

TO: Spalding County Board of Commissioners
FROM: William P. Wilson, Jr., County Manager
DATE: October 9, 2020
RE: 2021 License Renewal- Retail Sales – Beer and/or Wine

I am requesting your consideration for approval of the 2021 Renewal Alcoholic Beverage License for Retail Sales of Beer and/or Wine for the following (all criteria has been met for renewal of license):

- Ruchit Kumar Patel-Valero Food Mart, located at 2995 N. Expressway. Beer and Wine. No Violations.

The application packet is available in the Community Development Office for review should you have any questions. Your assistance in the above request is greatly appreciated.

WPWjr/clt



SPALDING COUNTY BOARD OF COMMISSIONERS 2021 New Alcohol License Applicant-Retail Sale of Beer and Wine

Requesting Agency

Office of Community Development

Requested Action

Consider the approval of the 2021 Alcohol License Renewal for Retail Sale of Beer and Wine for the following:

- Quader Quddoos- A1 Food Mart, located at N Hill Street, Griffin, GA 30223. No Violations.
- Merrill Tanner-Race Trac #182, located at 4200 N Expressway, Hampton, GA 30228. No Violations.
- Merrill Tanner-Race Trac #2495, located at 1638 US Hwy 41, Griffin, GA 30224. No Violations.

Requirement for Board Action

Pursuant to Spalding County Code of Ordinances, all Alcohol License Renewals must be approved by the Board of Commissioners.

Is this Item Goal Related?

No

Summary and Background

All applications for the 2021 Alcohol License Renewals-Retail Sale of Beer and Wine, have been received in the Community Development Office. All criteria has been met for the issuance of the new license.

Fiscal Impact / Funding Source

Fees collected:

- Race Trac #182 \$1100.00
- Race Trac #2495 \$1100.00
- A1 Food Mart \$1100.00

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> County Manager's Rec to BOC	10/12/2020	Backup Material



BOARD OF COMMISSIONERS

Gwen Flowers-Taylor, CHAIRMAN
James R. Dutton, VICE CHAIRMAN
Donald F. Hawbaker
Rita C. Johnson
Bart Miller

COUNTY MANAGER
William P. Wilson, Jr.

ASSISTANT COUNTY MANAGER
Michelle Irizarry

COUNTY ATTORNEY
James R. Fortune, Jr.

MEMORANDUM

TO: Spalding County Board of Commissioners
FROM: William P. Wilson, Jr., County Manager
DATE: October 12, 2020
RE: 2021 License Renewal- Retail Sales – Beer and Wine

I am requesting your consideration for approval of the 2021 Renewal Alcoholic Beverage License for Retail Sales of Beer and Wine for the following (all criteria has been met for renewal of license):

- Quader Quddoos-A1 Food Mart, located at 1650 N. Hill Street, Griffin, GA 30223. Beer and Wine. No Violations.
- Merrill Tanner-Race Trac #182, located at 4200 N. Expressway, Hampton, GA 30228. Beer and Wine. No Violations.
- Merrill Tanner-Race Trac #2495, located at 1638 Us Hwy 41, Griffin, GA 30224. Beer and Wine. No Violations.

The application packet is available in the Community Development Office for review should you have any questions. Your assistance in the above request is greatly appreciated.

WPWjr/clt



SPALDING COUNTY BOARD OF COMMISSIONERS
Spalding County Parks & Recreation Advisory
Commission Resignation

Requesting Agency

County Clerk

Requested Action

Consider acceptance of David Dodd's resignation from the Spalding County Parks & Recreation Advisory Commission. Mr. Dodd's appointment is scheduled to expire on December 31, 2020 and staff is requesting that the position not be filled until the first meeting in January 2021 when all of the appointments are considered.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Acceptance of resignation.

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> David Dodd Resignation	10/8/2020	Backup Material

MEMORANDUM

TO: WILLIAM WILSON, MANAGER

FROM: TJ IMBERGER, PARKS, PUBLIC GROUNDS AND PUBLIC WORKS
DIRECTOR

DATE: SEPTEMBER 14, 2020

SUBJECT: RECOMMENDATIONS TO BOARD OF COMMISSIONERS
FROM PARKS & LEISURE SERVICES ADVISORY COMMISSION
DAVID DODD RESIGNATION

At its regular monthly meeting on September 10, 2020, the Parks and Leisure Services Advisory Commission received a written resignation from David Dodd, a member of the Parks and Leisure Services Advisory Commission. A copy of his letter is attached for your review.

The Advisory Commission would like to recommend to the Spalding County Board of Commissioners to accept Mr. Dodd's resignation and to fill the seat as soon as possible.

We respectfully request that this item be placed on the agenda for the Board of Commissioners at the next regularly scheduled meeting.

TJI/cp
Attachment



SPALDING COUNTY BOARD OF COMMISSIONERS

Amendment to Zoning Ordinance

Requesting Agency

County Clerk

Requested Action

Consider a request to authorize staff and the County Zoning Attorney to prepare a text amendment to the Zoning Ordinance Appendix IV-Zoning, Article 5-AR-1 Agricultural and Residential, Section 502 Boundaries of AR-1 Districts, Item #15(i): The manufactured homes can only be accessory to an active farm with a minimum tract size of one hundred (100) acres" by adding the word "contiguous" so that the ordinance will read: "The manufactured homes can only be accessory to an active farm with a minimum tract size of one hundred (100) contiguous acres."

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

At the Board of Commissioners Regular Meeting on October 5, 2020, Mr. Joe Bailey requested that this section be amended.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval



SPALDING COUNTY BOARD OF COMMISSIONERS 2021 Holiday Calendar

Requesting Agency

County Clerk

Requested Action

Consider approval of the 2021 Holiday Calendar for Spalding County Employees.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

The Holiday Calendar contains the traditional holidays for 2021. We bring them to the Board in October of every year so we can start working on the next year.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> 2021 Holiday Calendar	10/8/2020	Backup Material

2021

January						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

January	
01	New Year's Day
18	Martin Luther King Day
April	
02	Good Friday
May	
31	Memorial Day
July	
05	Independence Day
September	
06	Labor Day
November	
11	Veterans Day
25	Thanksgiving Day
26	Day After Thanksgiving Day
December	
23	Christmas Eve
24	Christmas Day