



Agenda
Board of Commissioners - Regular Meeting
August 3, 2026
6:00 PM
Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223

I. OPENING (CALL TO ORDER)

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

II. INVOCATION

1. Commissioner Reginald Watts to lead the invocation.

III. PLEDGE TO FLAG

1. Commissioner James Dutton to lead the pledge to the Flag.

IV. PRESENTATIONS/PROCLAMATIONS

1. Recognize Robby Milner for 30 years of service; Timotheos Miller for 20 years of service; Rosha Tyus for 25 years of service; and Deborah Williams for 25 years of service.
2. Recognize The Exchange Club "Man of the Year" for 2025.

V. 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.

VI. MINUTES

1. Consider approval of the following Meeting Minutes:
6.25.2026 BOC Planning Commission Executive Session Meeting Minutes
7.6.2026 BOC Work Session Executive Session Meeting Minutes
7.6.2026 BOC Work Session Minutes

7.6.2026 BOC Regular Session Minutes
7.21.2026 BOC Work Session Executive Session Meeting Minutes
7.21.2026 BOC Work Session Minutes
7.21.2026 BOC Extraordinary Session Minutes
7.27.2026 BOC Special Called Meeting Minutes

2. Amend the 1.5.2026 BoC Meeting Minutes as approved February 16, 2026 by replacing "Motion/Second by Gwen Flowers-Taylor/Reginald Watts to approve Amendments to the Ordinances" with "Motion/Second by Gwen Flowers-Taylor/Reginald Watts to approve Memorandum of Understanding between Spalding County and High Falls 16 regarding traffic signal system at the intersection of Georgia State Highway 16" in Section X.10.

VII. NEW BUSINESS

1. Consider Approval of Out-of-State Motor Coach Trip
2. Consider approval of the First Reading of the Board Up and Blight Ordinance.
3. Consider bid approval and award of contract for Fire Station No. 7, Parking Lot resurfacing.
4. Consider approval of second reading of the Stormwater Utility Ordinance.
5. Consider recommendation of award letter for the CMAR of 117 E Solomon Street Reconstruction.
6. **PUBLIC HEARING:** 2026 Capital Improvement Element (CIE) and Community Work Program (CWP) for Spalding County and approve transmittal to Three Rivers Regional Commission.
7. Consideration of Transmittal Resolution for 2026 Capital Improvement Element (CIE) and Community Work Program (CWP) for Spalding County to Three Rivers Regional Commission.
8. Resolution to Adopt a Moratorium on the Acceptance of Rezoning and Special Exception Applications in Spalding County.
9. Consider approval of revised Contract with Childress & Justice for Juvenile Indigent Defense. Nunc Pro Tunc
10. Consider approval of a Resolution Authorizing Election for the Creation of a County Police Force and requesting Spalding County to call an Election of Voters to Approve the Creation of a County Police Force; and Approving the Form of Ballot to be used in such Election.

VIII. OLD BUSINESS

1. Lift from the table: Consider approval of Southern Natural Gas Rights of Way Easement for Dundee Lake Road, Parcel No. 245 01006.

IX. REPORT OF COUNTY MANAGER

- X. REPORT OF ASSISTANT COUNTY MANAGER**
- XI. REPORT OF COMMISSIONERS**
- XII. ADJOURNMENT**

Individuals with disabilities who require certain accommodation in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Coordinator at 770-467-4280 (1) One Week prior to the meeting to allow the City to make reasonable accommodations for those persons.



BOARD OF COMMISSIONERS - REGULAR MEETING

Commissioner Reginald Watts to lead the invocation.

Commissioners

Requesting Agency
Spalding County Board of

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF COMMISSIONERS - REGULAR MEETING

Commissioner James Dutton to lead the pledge to the Flag.

of Commissioners

Requesting Agency
Spalding County Board

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



Recognize Robby Milner for 30 years of service; Timotheos Miller for 20 years of service; Rosha Tyus for 25 years of service; and Deborah Williams for 25 years of service.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF COMMISSIONERS - REGULAR MEETING

**Recognize The Exchange Club "Man of the Year" for
2025.**

Requesting Agency
Spalding County Board

of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

**Consider approval of the following Meeting Minutes: 6.25.2026 BOC
Planning Commission Executive Session Meeting Minutes 7.6.2026 BOC
Work Session Executive Session Meeting Minutes 7.6.2026 BOC Work Session
Minutes 7.6.2026 BOC Regular Session Minutes 7.21.2026 BOC Work Session
Executive Session Meeting Minutes 7.21.2026 BOC Work Session Minutes
7.21.2026 BOC Extraordinary Session Minutes 7.27.2026 BOC Special Called
Meeting Minutes**

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[Regular Session BOC After Agenda 7.6.2026.pdf](#)

[Work Session Draft Minutes 7.6.2026.pdf](#)

[Extraordinary Session BOC After Agenda 7.21.2026.pdf](#)

[Work Session 07.21.26 BOC After Agenda Minutes DRAFT.pdf](#)

[07.27.2026 BOC Minutes Special Called Meeting.pdf](#)



AFTER AGENDA

Board of Commissioners - Regular Meeting

July 6, 2026

6:00 PM

Room 108, Annex Building

119 E. Solomon Street

Griffin, GA 30223

Present: Chairman Clay Davis, Commissioners James Dutton, Reginald Watts, Gwen Flowers-Taylor, and Ryan Bowlden, County Manager Steve Ledbetter, County Attorney, Stephanie Windham, Deputy County Manager, Erica Dye, Deputy Count Clerk, Lynn Carter and Citizen Engagement Specialist, Dr. Cherryl Burks.

I.OPENING (CALL TO ORDER)

Commission Chair, Clay Davis called the meeting to order at 6:00 pm and read the following statement:

Good evening and welcome to the July 6, 2026, Spalding County Board of Commissioners Regular Session. The time is 6:00PM. We would ask you please silence your cell phones and all other electronic devices.

I would ask Commissioner Reginald Watts from District 3, to offer the Invocation followed by Commissioner James Dutton, District 2, to lead us in the Pledge to the Flag.

II.INVOCATION

Commissioner Reginald Watts led the Invocation.

III.PLEDGE TO FLAG

Commission James Dutton led the Pledge to the Flag.

- ***Chairman Clay Davis asked to amend the agenda to include Item Number 7, discussion regarding bid for indigent defense for State Court as well as adding Item Number 11, discussion regarding GDOT Contract Extension. Commissioner Gwen Flowers-Taylor made a motion to amend the agenda to add the discussion for bid approval for indigent defense for State Court as well as adding discussion for approval of GDOT Contract Extension approval. Commissioner Reginald Watts seconded the motion. Commissioner James Dutton recused himself from the vote.***

Vote: 4/0

IV. PRESENTATIONS AND PROCLAMATIONS

1. Proclamation designating July 17, 2026, as Parks and Leisure Services Professionals Day.

Director of Parks and Leisure Services, Kelly Carmichael read into the minutes the proclamation to the Board and the Public.

PROCLAMATION

Designation of July 17, 2026 as Park and Leisure Services Professionals Day

WHEREAS, the Spalding County Board of Commissioners recognizes that the parks and leisure services field is a diverse and comprehensive system that improves personal, social, environmental and economic health; and

WHEREAS, the Spalding County Board of Commissioners recognizes the importance and benefits of park and leisure services that enrich the lives of its citizens, and help make this community a desirable place to live, work and visit; and

WHEREAS, the Spalding County Board of Commissioners supports the skilled work of park and leisure services professionals to strengthen community cohesion and resiliency, connect people with nature and each other, and provide and promote opportunities for healthful living, social equity and environmental sustainability; and

WHEREAS, the Spalding County Board of Commissioners values the essential services that park and leisure services professionals and volunteers perform to provide recreational and developmental enrichment for our children, youth, adults and older adults; and to ensure our parks and recreational spaces are clean, safe, inclusive, welcoming and ready to use.

NOW, THEREFORE, BE IT RESOLVED the Spalding County Board of Commissioners does hereby proclaim **July 17, 2026**, as **“Park and Leisure Services Professionals Day”** in Spalding County.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the County to be affixed this, the 6th of July, in the year of our Lord, two thousand twenty-six.

Clay W. Davis, Chairman

Dr. Steve Ledbetter, PhD.

Commissioner James Dutton made a motion to approve and proclaim July 17, 2026 as Park and Leisure Services Professionals Day, and Commissioner Reginald Watts seconded the motion. Motion carried.

Vote: 5/0 in favor of the motion

2. Presentation of Awards

County Manager, Dr. Ledbetter recognized The Griffin Daily News on winning second place in the business writing category for a series of articles about data centers written by Larry Stanford and third place in the feature photograph category for a high school graduation photo taken by Horace Shivers III.

V.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 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.

The following citizens spoke:

- Linda Chadwick, 340 Chehaw Road, speaking in opposition to data centers
- Kathy Bell, 1330 Tomochichi Road, speaking in opposition to data centers
- Joe Skinner, 222 Meriweather Street, speaking about addiction and recover

VI.MINUTES

Consider Approval of Minutes for June 15, 2026 Work Session Minutes; June 15, 2026 Extraordinary Session Minutes; June 15, 2026 Executive Session Minutes; and January 15, 2026, BoC Special Called Meeting Minutes.

Commissioner Gwen Flowers-Taylor made a motion to accept and approve the minutes for June 15, 2026 Work Session, June 15, 2026 Extraordinary Session, June 15th Executive Session and January 15th BOC Special Called Meeting Minutes.

Commissioner Ryan Bowlden seconded the motion.

Vote: 5/0 in favor of the motion

VII. NEW BUSINESS

1. Consider Approval of recommendation from PLAC for a joint grand opening date for Our Legacy Museum and the Event Center.

Ms. Kelly Carmichael shared the PLAC recommendation for a joint grand opening date for Our Legacy Museum and the Event Center as September 26, 2026, earlier this afternoon at the Work Session. Chairman Davis asked for a motion.

Commissioner Gwen Flowers-Taylor made a motion to approve September 26, 2026, as the joint grand opening date for Our Legacy Museum and the Event Center. Commissioner Reginald Watts seconded the motion.

Vote: 5/0

2. Consider Approval of the PLAC recommendation to accept Makin' Tracks Travel Club as a new Association.

Ms. Kelly Carmichael shared the PLAC recommendation to accept Makin' Tracks Travel Club as a new association at the Work Session earlier. Chairman Davis asked for a motion.

Commissioner Gwen Flowers-Taylor made a motion to approve, and Commissioner James Dutton seconded the motion.

Vote: 5/0

3. Consider Approval of IGA for funding for the Griffin Judicial Circuit between Fayette, Pike, Spalding, Upson Counties and the Griffin Judicial Circuit.

During the Work Session earlier this afternoon, the Board discussed the IGA for funding for the Griffin Judicial Circuit. Chairman Davis asked for a motion.

Commissioner Gwen Flowers-Taylor made a motion to approve. Commissioner James Dutton seconded the motion for discussion.

Vote: 4/1

Motion carried with Commissioner Dutton in opposition.

4. Ms. Madison Teague, Croy Engineering, explained the two Southern Natural Gas requested easements during the Work Session this afternoon. Chairman Davis asked for a motion.

Commissioner James Dutton made motion to table the Dundee easement. Motion was seconded by Commissioner Reginald Watts.

Vote: 3/2

Motion carried with Chairman Davis and Commissioner Flowers-Taylor in opposition.

Commissioner James Dutton made motion to approve the airport easement, tax ID number 12101006/12101006A. Motion was seconded by Commissioner Ryan Bowlden. Motion carried.

Vote: 5/0

5. Consider Approval of the FY2027 Accountability Courts Grant Funding.

This afternoon, during our Work Session, we heard from Ms. Leslie Heffron regarding the FY2027 Accountability Courts Grant Funding. Spalding County was awarded \$173,175 with a requirement of \$30,500 match from the County. Chairman Davis asked for a motion.

Commissioner James Dutton made a motion to approve and Commissioner Gwen Flowers-Taylor seconded the motion. Motion carried.

Vote: 5/0

6. Consider approval of Bid Award for Indigent Defense in Juvenile Court of Spalding County.

During the Work Session this afternoon, we discussed the bid award for the Indigent Defense in Juvenile Court of Spalding County. Chairman Davis asked for a motion.

Commissioner Gwen Flowers-Taylor made a motion to accept the bid from Childress & Justice. Commissioner James Dutton seconded the motion. Motion carried.

Vote: 5/0

7. Consider approval of Bid Award for Indigent Defense in State Court of Spalding County.

Commissioner James Dutton recused himself from discussion and vote. 6:36pm.

This afternoon, during the Work Session, the Board discussed the bid award for the State Court Indigent Defense. Chairman Davis asked for a motion.

Commissioner Gwen Flowers-Taylor made a motion to approve the bid from the Jewkes Law Firm and Commissioner Ryan Bowlden seconded the motion. Motion carried.

Vote: 4/0

8. Consider Approval of the Guardian Ad Litem (GAL) Bid Award for Juvenile Court.

The Board discussed the GAL Bid award during the Work Session earlier. Chairman Davis asked for a motion.

Commissioner Gwen Flowers-Taylor made a motion to approve the bids of both applicants, Morton, Morton and Associates as well as M. Crawford-Franklin Law. Commissioner James Dutton seconded the motion. Motion carried.

Vote: 5/0

9. Consider Approval of Surplusing Sheriff's Office Vehicle and Fire Apparatus from Fire Department.

The Board discussed surplusing Sheriff's vehicle during the Work Session earlier this afternoon. Chairman Davis asked for a motion.

Commissioner James Dutton made a motion to approve. Commissioner Reggie Watts seconded the motion. Motion carried.

Vote: 5/0

10. Consider Approval of the FY2027 Juvenile Justice Incentive Grant Program Award.

During the Work Session earlier this afternoon, the Board discussed the FY2027 Juvenile Justice Incentive Grant Program Award of \$200,000. No match required.

Commissioner James Dutton made a motion to approve the grant award. Commissioner Gwen Flowers-Taylor seconded the motion. Motion carried.

Vote: 5/0

11. Consider GDOT Contract Extension.

During the Work Session earlier this afternoon, the Board discussed extending the GDOT contract between Spalding County, City of Griffin and the Spalding County Airport Authority to extend the existing November Contract for an additional three years.

Commissioner James Dutton made a motion to approve the contract extension. Commissioner Reggie Watts seconded the motion. Motion carried.

Vote: 5/0

IX. REPORT OF COUNTY MANAGER

Dr. Ledbetter thanked everyone involved in the July 4th parade and fireworks, and gave a reminder of the upcoming townhall, block party and drone show.

X. REPORT OF COMMUNITY ENGAGEMENT SPECIALIST

Dr. Cherryl Burks thanked everyone for their involvement in the July 4th parade and fireworks and gave a reminder of the upcoming townhall, block party including car show, bike rodeo, food trucks, music and drone show.

XI. COMMISSIONERS

- Commissioner Gwen Floewrs-Taylor
 - Event Center naming
 - Parking issues to address
 - July 4th celebration was a success
- Commissioner Ryan Bowlden
 - July 4th parade a success
 - Looking forward to the upcoming block party and drone show
- Commissioner Reginald Watts
 - Juneteenth Parade was a success
 - July 4th Parade and festivities were a success
 - Looking forward to celebrating the upcoming block party
 - Graduate from Griffin Spalding County Archway partnership
- Commissioner James Dutton
 - July 4th Parade and festivities were a success
 - Looking forward to celebrating the upcoming block party
 - Recognizes the importance of addiction recovery and disbursement of funds and application process
- Commissioner Clay Davis
 - Juneteenth parade was a success
 - July 4th parade was a success
 - Recognized Dick Morrison as Grand Marshall

County Attorney: Nothing to report

XII. ADJOURNMENT

Commissioner Gwen Flowers-Taylor made a motion to adjourn the meeting, and Commissioner Reginald Watts seconded the motion.

Vote: 5/0

TIME: 6:55 pm



AFTER AGENDA

Board of Commissioners

Workshop Meeting

July 6, 2026

3:00 PM

Room 108, Annex Building

119 E. Solomon Street

Griffin, GA 30223

Present: Chairman Clay Davis, Commissioner Reginald Watts, Commissioner Gwen Flowers-Taylor, County Manager Steve Ledbetter, County Attorney, Stephanie Windham, Deputy County Manager Erica Dye , and Deputy County Clerk D. Lynn Carter

Not Present: Commissioner Ryan Bowlden, and Commissioner James Dutton.

I. OPENING (CALL TO ORDER)

Commission Chair Clay Davis, called the meeting to order at 3:02 pm and read the following statement:

Good afternoon, and welcome to the Spalding County Board of Commissioners' July 6, 2026, Workshop. I would ask that you silence your cell phones and all other electronic devices.

I would ask Commissioner Gwen Flowers-Taylor from District 1 to deliver the Invocation and Commissioner Reginald Watts from District 3 to lead us in the pledge to the flag.

II. INVOCATION

1. Commissioner Gwen Flowers-Taylor delivered the Invocation.

III. PLEDGE TO FLAG

1. Commissioner Reginald Watts led the Pledge to the Flag.

Chairman Davis requested to amend the work session agenda to include New Item Number 8: discussion regarding bid for indigent defense for State Court; and to add Item Number 13: discussion regarding Southern Natural Gas' Request for Easement.

A motion to amend the agenda for the reason stated was made by Commissioner Reginald Watts, and Commissioner Gwen Flowers-Taylor seconded the motion.

Vote: 3/0 in favor of the motion.

IV. AGENDA ITEMS

1. Discuss Recommendation from PLAC for a joint grand opening date for Our Legacy Museum and the Event Center.

Ms. Heather Hausser presented the recommendation from PLAC for a joint grand opening date for Our Legacy Museum and the Event Center. The Board discussed scheduling the grand opening date for September 26, 2026, with the time of the grand opening to be determined.

2. Discussion Recommendation by PLAC to accept Makin' Tracks Travel Club as a new association.

Director of Leisure Services, Kelly Carmichael presented the recommendation by PLAC to accept Makin' Tracks Travel Club as a new association to the Board. The senior social club has completed all requirements needed for a facility use agreement, including securing its C7 nonprofit status, adopting bylaws, obtaining insurance, and registering with the Secretary of State. The group has been in operation since 1996 and has grown from 70 members to over 400, all age 50+, with highly active monthly meetings drawing more than 125 attendees. They coordinate their own trips, manage reservations, and use volunteer escorts, while the county provides a motor coach driver. All members are also members of the Senior Center, and the club is fully volunteer-managed. With every requirement met, the Advisory Commission recommends entering into a facility use agreement for both the Senior Center and motor coach.

3. Discussion of IGA for Funding for the Griffin Judicial Circuit between Fayette, Pike, Spalding, Upson Counties and the Griffin Judicial Circuit.

The Board discussed a new intergovernmental agreement establishing how Fayette, Pike, Spalding, and Upson counties will share costs for the Griffin Judicial Circuit. The agreement based each county's contribution on its share of the circuit's total case load, giving Spalding County a 36.6% portion under current data. It required the circuit to submit an annual budget, allows counties to question questionable expenditures, and provided quarterly financial reporting to strengthen transparency. Commissioners highlighted two major wins for Spalding County: its two circuit employees will remain county employees, avoiding increased benefit costs, and Spalding's financial contribution will not increase, even with a slight rise in case load. The IGA also formalizes a budget submission process that previously did not exist, ensuring consistent oversight moving forward. Staff recommended approval, noting improved cooperation with the circuit and stable year-over-year funding.

4. Discuss FY2027 Accountability Court Grants Program Grant Award.

Accountability Court Coordinator, Leslie Heffron presented the Grant Award for the Accountability Courts Program. Grant award of \$173,176.00 with a Spalding County match of \$30,561.00.

5. Property Taxes Updated by Tax Commissioner.

Chief Deputy Tax Commissioner, Lynn Payton was present to answer any questions by the Board. No questions asked. Notice of Assessment went out and appeals are due by July 23rd.

6. Property Tax Discussion with Tax Assessors Board Chairman, Johnny McDaniel.

The presentation to the Spalding County Board of Commissioners outlined the role of the Board of Assessors, introduced its members, and presented Betsy Bernier as the new chief appraiser. Speakers reviewed Georgia's legal requirements for taxing real and personal property, approving homestead exemptions, and managing specialized assessments. They explained several new laws affecting assessments, including House Bill 758's income-based senior school tax exemption, Senate Bill 566's changes to the notice of assessment, and Senate Bill 33's reinstatement of value-cap rules tied to the consumer price index. The team emphasized the importance of reviewing notices, understanding exemptions, and filing appeals, highlighting four appeal methods and noting that 194 appeals had already been received for 2026. They also discussed outreach challenges, demographic questions raised by Commissioner Gwen Flowers-Taylor, staffing needs in the assessor's office, and the importance of ensuring all eligible residents, especially seniors, are aware of available exemptions.

7. Discuss Bid for Award for Indigent Defense in Juvenile Court of Spalding County.

Commissioner James Dutton arrived at 4:00p.m.

Staff reported that Sullivan & Ogletree and Childress & Justice were both well-qualified for juvenile-court indigent-defense work, but Sullivan & Ogletree's bid of \$340,000 was \$80,000 lower than Childress & Justice's \$420,000. Staff highlighted Sullivan & Ogletree's institutional knowledge and local presence. However, Commissioner Flowers-Taylor expressed strong reservations due to past complaints about Sullivan & Ogletree's poor communication, late client contact, and failure to complete required customer-service surveys. Judge Ott explained that the contract covers representation for parents in dependency, abuse, and neglect cases, where timely communication is critical. They warned that delaying a contract award could postpone hearings, extend foster-care placements, and jeopardize federal funding tied to strict timelines. Commissioners debated whether saving \$80,000 justified the risk of inadequate representation, with several leaning toward Childress & Justice despite the higher cost. Staff noted that the board could award a bid now and finalize the contract terms, including required dashboards and quarterly reporting, on July 20.

8. Discuss Bid for Award for Indigent Defense in State Court of Spalding County.

Commissioner Dutton excused himself from the discussion and vote.

For state-court indigent defense, staff recommended The Jewkes Firm, which bid \$429,000, lower bid than Sexton & Moody (\$450,000) and Sullivan & Ogletree (\$788,000). Jewkes has provided strong performance and met reporting requirements. Jukes Law Firm not only submitted the lowest responsive bid but also provided strong annual performance reports demonstrating reliable service to the community. Their proposal represents an annual savings of \$21,000 compared to Sexton & Moody and \$359,000 compared to Sullivan & Ogletree. Commissioners noted they had received no complaints about Jukes and only positive feedback. Staff therefore recommended awarding the contract to Jukes Law Firm.

Commissioner Dutton came back into the Work Session at 4:18p.m.

9. Discuss Bid for Award for Guardian Ad Litem for Juvenile Court Spalding County.

Staff explained that after reviewing qualifications, conducting interviews, and receiving input from Juvenile Court Judge Autry, they found Morton & Associates (Jesse Smith) and M. Crawford Franklin Law (Kathleen Franklin) to be highly capable GAL providers. Both attorneys have extensive experience in juvenile law, child advocacy, dependency cases, investigations, and courtroom representation.

The judge reported that roughly 146 children are currently in the GAL program, making it impossible for one attorney to meet all statutory obligations. Appointing two firms would split the caseload, improve representation quality, reduce fatigue, and ensure every child is interviewed and properly represented.

Commissioners discussed cost concerns, but staff clarified that fees are per case, set by the number of children assigned by the judge, not by the number of attorneys. Adding a second GAL does not increase the per-case rate. Any staffing needs are the responsibility of the contracted attorneys.

Judges also noted that having two GALs provides diversity of perspective, reduces bias, and allows rotation between courts every six months. Commissioners expressed support, noting benefits such as continuity if one attorney becomes unavailable and improved fairness in case assessments.

The discussion concluded with broad agreement that appointing both firms would best serve children in foster care and juvenile proceedings.

10. Discuss Surplusing Sheriff's Office vehicle and Fire Apparatus from Fire Department.

Commissioner Reginald Watts left the dias at 4:27p.m. and returned to the dias at 4:30p.m.

Vehicle with fire apparatus was discussed and will be surplus.

11. Discuss FY27 Juvenile Justice Incentive Grant Program Award.

Grants Manager, Larry Wallace the Grant Award for FY2027 Juvenile Justice Incentive Grant Program. Grant award of \$200,000 with no required match.

12. Discuss LHOST v. FLOST.

No discussion.

13. Discuss Southern Natural Gas Request for Easement.

Madison Teague of Croy Engineering presented the requested easement information to the Board. Southern Natural Gas has long maintained responsibility for all upkeep on its pipeline infrastructure in the county, including the above-ground outcroppings and small test-tube-style access points used for cleaning, testing, and repairs. Staff confirmed that these features are fully maintained by the company.

The board then discussed a supplemental agreement to an existing GDOT-related contract. The document is not a new contract, carries no additional cost, and simply extends the contract's time period. The original two-year agreement was set to expire in November 2026, but GDOT requested an extension so the airport authority, city, and county can continue using the allocated funds without risking forfeiture. The supplemental agreement extends the contract through June 30, 2028.

V.EXECUTIVE SESSION

Under the Georgia Open Meetings Act (O.C.G.A. § 50-14-3), authorized by O.C.G.A. § 50-14-3 (6) for the purpose of discussion or deliberating on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. Section 50-14-3(6).

Commissioner James Dutton made a motion to enter executive session for the reasons stated, and Commissioner Reginald Watts seconded the motion.

Vote: 4/0 in favor of the motion

Time: 4:55 pm _____

Commissioner Gwen Flowers-Taylor made a motion to close executive session and Commissioner Ryan Bowlden seconded the motion. (Commissioner Reginald Watts stepped out and not present for this vote)

Vote: 4/0 in favor of the motion

Time: 5:55 pm _____

VI.ADJOURNMENT

Commissioner Gwen Flowers-Taylor made a motion to adjourn and Commissioner James Dutton seconded the motion. (Commissioner Reginald Watts stepped out and not present for this vote)

Vote: 4/0 in favor of the motion

Time: 5:56 pm _____

/s/ _____
Clay W. Davis, III, Chairman
Spalding County

/s/ _____
Steve Ledbetter, PhD, County Clerk
Spalding County



AFTER AGENDA

Board of Commissioners – Extraordinary Meeting

July 21, 2026

6:00 PM

Room 108, Annex Building

119 E. Solomon Street

Griffin, GA 30223

Present: Chairman Clay Davis, Commissioners James Dutton (arrived at 3:01pm), Reginald Watts, Gwen Flowers-Taylor, and Ryan Bowlden, County Manager Steve Ledbetter, County Attorney, Stephanie Windham, Deputy County Manager, Erica Dye, Deputy County Clerk Lynn Carter and Citizen Engagement Specialist, Dr. Cherryl Burks.

I. OPENING (CALL TO ORDER)

Commission Chair, Clay Davis called the meeting to order at 6:00 pm and read the following statement:

Good evening and welcome to the July 21, 2026, Spalding County Board of Commissioners Extraordinary Session. The time is 6:00PM. We would ask you please silence your cell phones and all other electronic devices.

I would ask Commissioner Reginald Watts from District 3, to offer the Invocation followed by Commissioner Ryan Bowlden, District 4, to lead us in the Pledge to the Flag.

II. INVOCATION

Commissioner Reginald Watts led the Invocation.

III. PLEDGE TO FLAG

Commissioner Ryan Bowlden led the Pledge to the Flag.

IV. PRESENTATIONS AND PROCLAMATIONS

1. Presentation of the Financial Statements as of June 30, 2026.

Assistant County Manager, Erica Dye, presented the June 30th, 2026 financials to the Board.

Commissioner James Dutton made motion to accept the June 30th, 2026 Financials. Commissioner Gwen Flowers-Taylor seconded the motion.

Vote: 5/0 Motion carried.

V.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 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.

No one from the public signed up to speak.

VI.NEW BUSINESS

1. Consider Approval of Southern Natural Gas Easement Request on Dundee Lake Road.

County Manager, Dr. Ledbetter, recommended tabling the item. Chairman Davis asked for a motion.

Commissioner Gwen Flowers-Taylor made a motion to table the Easement Request from Southern Natural Gas. Commissioner James Dutton seconded the motion.

Vote: 5/0 motion carried.

2. Consider Approval of Contract for the Spalding County Collaborative for Spalding County Veteran's Center Housing.

The Board discussed the Collaborative Veterans Center housing arrangement, noting that the collaborative would lease the designated area for service delivery. Several corrections were needed in the document, including clarifying the parties involved, properly identifying the building, and specifying that any assignment or sublease required prior approval.

Commissioner Gwen Flowers-Taylor made a motion to approve the agreement with the changes to the dates be corrected, parties and building be properly

identified, and approval for an assignment or sublease with Waypoint and that future sublets will have to come before the board. Commissioner Reginald Watts seconded the motion.

Vote: 5/0 motion carried.

3. Consider Approval of Award of Bid for Election Renovation.

During the Work Session earlier this afternoon, the Board discussed the bid award for the Election Renovation. Chairman Davis asked for a motion.

Commissioner Gwen Flowers-Taylor made a motion to approve low bid for Headley Construction Company based on the base bid of \$571,000 and the alternate number one bid of \$30,800 for the sprinkler system that will go for the entire building and for a change order to reduce the contract by eliminating alternate two. Commissioner Ryan Bowlden seconded the motion.

Vote: 5/0 Motion carried.

4. Consider approval of GEMA Incentive – 2026 Plan Proclamation Updates.

GEMA Incentive – 2026 Plan Proclamation Updates (Resolutions) were discussed during the earlier Work Session. Chairman Davis asked for a motion.

Commissioner Gwen Flowers-Taylor made motion to approve the GEMA Incentive 2026 Plan Proclamation updates and that includes points of distribution, disaster volunteer management, mass fatalities, donated goods, warehouse debris management, and storm ready plans. Motion was seconded by Commissioner Reginald Watts.

Vote: 5/0 Motion carried.

5. Consider Approval of the first reading of Stormwater Management Ordinance.

This afternoon, during our Work Session, we heard from Public Works Director, TJ Imberger explaining the new Stormwater Management Ordinance. Chairman Davis asked for a motion.

Commissioner Gwen Flowers-Taylor made a motion to approve the first read of the Stormwater Management Ordinance with changes: the first year discount will be 38% of the total cost for all citizens and then the plan will be relooked at the following year. Motion was seconded by Commissioner Reginald Watts.

Vote: 5/0 Motion carried.

6. Consider approval of Recommendation of Name from Naming Committee for New Event Center.

During the Work Session this afternoon, the Board discussed the recommendation of the naming committee to name the new event center “Fairmont Event Center.” Chairman Davis asked for a motion.

Commissioner Gwen Flowers-Taylor made a motion to recommend a new name “Fairmont Legacy Center.”

No second. No action taken.

Commissioner Reginald Watts made a motion to accept Fairmont Event Center as the name of the new event center. Motion seconded by Commissioner James Dutton.

Vote: 4/1 Motion carried.

Commissioner Gwen Flowers-Taylor opposed.

IX. REPORT OF COUNTY MANAGER

Dr. Ledbetter thanked Chairman Davis for his representation of Spalding County at NaCo Meeting held in New Orleans as well as thanked the Board for his opportunity to attend with Chairman Davis.

X. REPORT OF DEPUTY COUNTY MANAGER

Deputy County Manager, Erica Dye, reports resurfacing work for the 2026 T-SPLOST Phase 5 program is actively underway across multiple county roads. Several segments are close to completion, with five roads 90% finished, needing only final striping, while others are roughly 25% complete. Officials emphasized that these improvements show the direct impact of voters approving the one-cent sales tax, allowing long-needed repairs after years of limited funding. The chair noted that potholes and deteriorating roads were once a major issue, and past boards often disagreed over which roads should be prioritized. Now, an independent contractor evaluates all roads, from best to worst, to create an objective resurfacing list, a process that will continue when planning future SPLOST road projects.

XI. COMMISSIONERS

- Commissioner Gwen Flowers-Taylor
 - Thanked Naming Committee
 - Requested chair replacement on dias
 - T-Splost appreciates the funding and paving roads
- Commissioner Ryan Bowlden
 - Thankful for the new sidewalks being built
- Commissioner Reginald Watts
 - Thanked Naming Committee

- Commissioner James Dutton
 - Touched on the Stormwater Utility Ordinance mandate
 - Thanked the naming committee
- Commissioner Clay Davis
 - NaCo was great for Peer to Peer discussion of issues that all communities face and an opportunity to discuss the bigger picture

County Attorney: Nothing to report

XII. ADJOURNMENT

Commissioner Gwen Flowers-Taylor made a motion to adjourn the meeting, and Commissioner Reginald Watts seconded the motion.

Vote: 5/0

TIME: 6:36 pm _____



AFTER AGENDA

Board of Commissioners

Workshop Meeting

July 21, 2026

3:00 PM

Room 108, Annex Building

119 E. Solomon Street

Griffin, GA 30223

The Spalding County Board of Commissioners rescheduled their regularly scheduled Monday, July 20, 2026, Work Shop meeting to Tuesday, July 21, 2026. Said Work Shop meeting was held in Room 108 of the Spalding County Annex Building located at 119 E. Solomon Street, Griffin, Georgia, beginning at 3:00pm with Chairman Clay Davis presiding. Commissioners Reginald Watts, Gwen Flowers-Taylor, and James Dutton (Commissioner Dutton entered Work Shop at 3:32pm) were present for the meeting. Absent from Workshop: Commissioner Ryan Bowlden. Also present were County Manager Steve Ledbetter, County Attorney Stephanie Windham, and Deputy County Manager Erica Dye, and Deputy County Clerk Lynn Carter.

I. OPENING (CALL TO ORDER)

Chairman, Clay Davis called the meeting to order at 3:00 p.m.

II. INVOCATION

1. Commissioner Gwen Flowers-Taylor delivered the Invocation.

III. PLEDGE TO FLAG

1. Commissioner Reginald Watts led the Pledge to the Flag.

Chairman Davis asked to amended the Work Shop Agenda to add and amend the language pertaining to Executive Session to include the following: Under the Georgia Open Meetings Act (O.C.G.A. § 50-14-3), I move that the Board enter into executive session as authorized by O.C.G.A. § 50-14-3(b)(1)(A) for the purpose of discussing pending or potential litigation with legal counsel; O.C.G.A. § 50-14-3(b)(1)(B) for the purpose of discussing the acquisition, disposal, or lease of real property; and O.C.G.A. § 50-14-3(b)(2) for the purpose of discussing personnel matters. This executive session shall be limited to matters involving legal strategy and advice related to claims, settlement negotiations, or judicial actions affecting the County; real estate transactions where public discussion could adversely affect the County's bargaining position; and personnel matters involving the appointment, employment, compensation, hiring, disciplinary action, or evaluation of a public officer or employee. Chairman Davis asked for a motion to amend.

Commissioner Gwen Flowers-Taylor made motion to amend the language. Commissioner Reginald Watts seconded the motion.

Voters: 3/0 Motion carried.

IV. AGENDA ITEMS

1. Discuss Southern Natural Gas Easement Request for Approval Dundee Lake Road.

County Attorney, Stephanie Windham, addressed the Board stating it is appropriate to table and/or move item to Thursday, July 23, 2026, Board of Commissioners Planning Meeting.

2. Discuss Spalding County Collaborative Contract for Spalding County Veterans Center Housing.

Executive Director for the Spalding County Collaborative, Regina Abbott addressed the Board and emphasized that the transitional program is not a long-term shelter and participants may exit as needed, but the collaborative has over 16 years of experience and is prepared to move forward. However, Board members are strongly concerned about avoiding any financial liability and protecting the reputation of the collaborative, the county, and the broader community. They agree the county and collaborative should proceed with an agreement, though a sub-tenant has not yet been identified. GSMAC's proposed work plan outlines responsibilities, particularly around case management, benefits access, and coordination of services for a homeless veteran population with complex needs. The collaborative would serve as the central coordinator, ensuring all partner organizations—nonprofits, employers, benefit providers, and the VA, work together effectively. Funding opportunities exist, including grants offering up to \$15,000 per resident and a maximum of \$300,000 over two years, but these require an MOU and other program components to be in place. The County lacks the capacity to manage all programmatic elements alone, making partnership essential. Legal constraints, including Georgia's gratuity clause, limit the ability to lease property to non-government entities unless at fair market value, narrowing viable partners to government agencies such as a housing authority. The recommendation is to approve the lease between Spalding County and the collaborative, with the collaborative later presenting its chosen sub-tenant for approval. The goal is to move quickly so the community does not miss additional funding and programming opportunities, while ensuring all parties remain protected and aligned.

3. Discuss Elections Renovations Bids.

Brian Upson, a representative of LJA Engineering recommends awarding bid to Headley Engineering. The base bid covered general renovations to the existing election offices, with two alternates added: installing sprinklers in the east portion of the building and replacing aged ceiling grids and panels for consistency. Headley Construction submitted the lowest bid across all combinations of the base and alternates, and staff recommended awarding the contract to them. Because of a tight timeline, the goal is to sign the contract and issue the notice to proceed immediately, hold a pre-construction meeting the next day, and complete substantial work by October 21st, starting with the elections area before moving to the office space. While the project is largely cosmetic, concerns were raised about cost, ceiling height, and HVAC impacts. The contract still required full review, as it referenced additional documents not yet provided. If finalized, the renovation will proceed quickly to meet operational needs and avoid disruptions.

Commissioner James Dutton joined Work Session at 3:32pm.

4. GEMA Incentive-2026 Plan Proclamation Updates.

Chief Glenn Polk discussed the following resolutions:

- Point of Distribution
- Disaster Volunteer Management
- Mass Fatality
- Donated Goods Warehouse
- Debris Management
- Storm Ready: Hazardous Weather Plan

County Attorney approved as to form with changes to previous typographical errors.

5. Discussion of the Board up and Blight Ordinance.

County Attorney, Stephanie Windham addressed the Board regarding the draft changes to the Board Up and Blight Ordinance.

County Attorney, Stephanie Windham explained a revised ordinance originally proposed by code enforcement to regulate vacant and blighted properties, including a permit process for boarding structures. The initial draft assumed the existence of an urban redevelopment agency, which the county does not have, so the ordinance was significantly reworked. Under Georgia's Constitution, the county may increase taxes on properties formally declared blighted and later reduce them once conditions are corrected, with magistrate court responsible for making those determinations. Other counties typically use a .5 reduction factor and up to a seven-times increase for blighted parcels. Revenue from increased taxes would be segregated and used for community redevelopment activities such as demolition and cleanup, areas where the county has lacked funding for years. Discussion highlighted challenges identifying true blighted properties, especially land bank parcels with complicated title and redemption issues, and the extensive research required before enforcement. Code enforcement is actively pursuing nuisance cases, with dozens in progress, and the ordinance would add standards for boarding, time limits, and court-ordered compliance periods. While magistrate court historically struggled with such cases, recent outcomes have improved, and the ordinance includes clear definitions of blight tied to safety, sanitation, abandonment, and economic harm. The Board agreed the proposal needs further review to ensure consistency with existing ordinances and may be scheduled for a first reading at a future meeting once revisions are complete.

6. Discuss Draft Stormwater Management Ordinance.

TJ Imberger, Public Works Director, engineering, GIS, legal, and consulting teams presented a stormwater-management ordinance that has been developed over two years in response to Georgia EPD permit requirements. The County already unofficially operates a stormwater utility but must expand its program to meet obligations such as inspections, maintenance, construction-site enforcement, public outreach, and detailed reporting. Much of the county's drainage infrastructure is decades old, and rapid residential and commercial growth is increasing runoff impacts, especially in areas with gravel roads or new subdivisions built on slopes. Without a funded stormwater program, the County risks EPD fines, loss of its MS4 permit, and loss of authority to issue land-disturbance

permits, which would force homeowners and developers to seek approvals directly from the state and stall local development. To establish a sustainable funding mechanism, staff recommended a stormwater fee based on impervious-surface area, using AI-assisted GIS analysis to classify rooftops, driveways, and other hard surfaces. The proposed rate is \$1.25 per 1,000 square feet per month, significantly lower than neighboring communities, and organized into two tiers based on typical residential impervious-surface ranges. The ordinance also includes a credit system to reduce fees for property owners who implement stormwater-friendly practices or have very low impervious coverage. Staff recommended a 10% discount for all landowners in the first year to ease the transition, followed by additional credits for parcels with less than 2.5% impervious area and future construction-related credits. The discussion emphasized that the fee is necessary to fund drainage upgrades, replace undersized culverts, and proactively manage runoff rather than reacting to flooding after development occurs. Commissioners raised concerns about explaining the fee to residents, distinguishing it from taxes, and ensuring fairness for homeowners who have not previously needed stormwater improvements. Staff clarified that growth and regulatory mandates make the program unavoidable and that without compliance, the state could impose stricter requirements and take over permitting authority. The Board acknowledged the need for public education and agreed that the ordinance and fee structure must be finalized carefully, with additional refinement of credits and policy manuals planned for years two and three.

7. Discuss Recommended Name from the Naming Committee for the new Event Center.

The naming committee, made up of 5 people, reported that it had reviewed community survey results and general public feedback before recommending “Fairmont Event Center” as the name for the new facility. Committee members explained that the selected name reflected the history and identity of the Fairmont neighborhood, which had endured since the 1930s and once housed Fairmont High School. Commissioners discussed the importance of honoring that legacy, noting that the building itself should carry the Fairmont name rather than being tied to any individual. They also mentioned that interior rooms could later be named after notable community members. The board expressed appreciation for the committee’s work, acknowledging that the group had produced a thoughtful recommendation.

V.EXECUTIVE SESSION

Under the Georgia Open Meetings Act (O.C.G.A. § 50-14-3), I move that the Board enter into executive session as authorized by O.C.G.A. § 50-14-3(b)(1)(A) for the purpose of discussing pending or potential litigation with legal counsel; O.C.G.A. § 50-14-3(b)(1)(B) for the purpose of discussing the acquisition, disposal, or lease of real property; and O.C.G.A. § 50-14-3(b)(2) for the purpose of discussing personnel matters. This executive session shall be limited to matters involving legal strategy and advice related to claims, settlement negotiations, or judicial actions affecting the County; real estate transactions where public discussion could adversely affect the County’s bargaining position; and personnel matters involving the appointment, employment, compensation, hiring, disciplinary action, or evaluation of a public officer or employee.

Commissioner Gwen Flowers-Taylor made a motion to enter executive session, and Commissioner Reginald Watts seconded the motion.

Vote: 4-0 in favor of the motion

Time: 4:51 pm

Commissioner Reginald Watts made a motion to close executive session and Commissioner Ryan Bowlden seconded the motion.

Vote: 3/0 in favor of the motion. Commissioners Gwen Flowers-Taylor and James Dutton not present for this vote.

Time: 5:55 pm

VI.ADJOURNMENT

Commissioner Ryan Bowlden made a motion to adjourn, and Commissioner Reginald Watts seconded the motion.

Vote: 3/0 in favor of the motion. Commissioners Gwen Flowers-Taylor and James Dutton not present for this vote.

Time: 5:56 pm

/s/ _____
Clay W. Davis, III, Chairman

/s/ _____
Steve Ledbetter, PhD, County Clerk



After Agenda

Board of Commissioners – Special Called Meeting

July 27, 2026

8:30 AM

Room 108, Annex Building

119 E. Solomon Street

Griffin, GA 30223

Present: Chairman Clay Davis, Commissioners Reginald Watts, Ryan Bowlden, Gwen Flowers-Taylor, County Attorney Stephanie Windham County Manager Dr. Steve Ledbetter, Deputy County Manager Erica Dye, and Deputy County Clerk Lynn Carter.

Absent: Commissioner James Dutton

I. OPENING (CALL TO ORDER)

Commission Chair, Clay Davis called the meeting to order at 8:00 am and read the following statement:

Good morning and welcome to the July 27, 2026, Spalding County Board of Commissioners Special Called Meeting. I would ask you please silence your cell phones and all other electronic devices.

I would ask Commissioner Gwen Flowers-Taylor, District 1, to offer the Invocation followed by Vice Chair, Commissioner Ryan Bowlden, District 4, to lead us in the Pledge to the Flag.

II. INVOCATION

Commissioner Gwen Flowers-Taylor, District 1, delivered the Invocation.

III. PLEDGE TO FLAG

Commissioner Ryan Bowlden, District 4, led the Pledge to the Flag.

IV. AGENDA ITEMS

1. Consider Approval of Juvenile Indigent Defense Contract with Childress & Justice, LLC.

Childress & Justice, LLC was awarded the Juvenile Indigent Defense Contract during the July 21st Board of Commissioners Meeting. Chairman Davis asked for a motion to approve the contract.

Commissioner Gwen Flowers-Taylor made a motion to approve the Juvenile Indigent Defense Contract with Childress & Justice, LLC. Commissioner Reginald Watts seconded the motion. Vote: 4/0 Motion carried.

2. Consider Approval of Master Service Agreement with Attorney Jessie A. Smith of Morton, Morton & Associates, LLC for Guardian Ad Litem Services.

Attorney Jessie A. Smith of Morton, Morton & Associates, LLC was awarded the contract for Guardian Ad Litem Services for Spalding County during the July 21, 2026, Board of Commissioners Meeting. Chairman Davis asked for a motion to approve the contract.

***Commissioner Gwen Flowers-Taylor made a motion to approve the Master Service Agreement with Attorney Jessie A. Smith of Morton, Morton & Associates, LLC for Guardian Ad Litem Services. Commissioner Ryan Bolden seconded the motion.
Vote: 4/0 Motion carried.***

3. Consider Approval of the Master Service Agreement with Attorney Mekka Crawford-Franklin of M. Crawford-Franklin Law for Guardian Ad Litem Services.

Attorney Mekka Crawford Franklin of M. Crawford-Franklin Law was awarded the contract for Guardian Ad Litem Services for Spalding County during the July 21, 2026, Board of Commissioners Meeting. Chairman Davis requested a motion to approve the contract.

***Commissioner Gwen Flowers-Taylor made a motion to approve the Master Service Agreement with Attorney Mekka Crawford Franklin. Commissioner Reginald Watts seconded the motion.
Vote: 4/0 Motion carried.***

4. Consider Approval of the State Indigent Defense Contract with the Jewkes Law Firm.

The Jewkes Law Firm was awarded the contract for State Indigent Defense during the July 21, 2026, Board of Commissioners Meeting. Chairman Davis requested a motion to approve the contract.

***Commissioner Gwen Flowers-Taylor made a motion to approve the State Indigent Defense Contract with The Jewkes Law Firm. Commissioner Ryan Bowlden seconded the motion.
Vote: 4/0 Motion carried.***

V. ADJOURNMENT

***Commissioner Gwen Flowers-Taylor made a motion to adjourn the meeting, and Commissioner Reginald Watts seconded the motion.
Vote: 4/0 Motion carried***

Commissioner James Dutton entered meeting at 8:36am as meeting was adjourned.

TIME: 8:36 am

***/s/ _____
Clay W. Davis, III, Chairman***

***/s/ _____
Steve Ledbetter, PhD, Clerk***

Amend the 1.5.2026 BoC Meeting Minutes as approved February 16, 2026 by replacing "Motion/Second by Gwen Flowers-Taylor/Reginald Watts to approve Amendments to the Ordinances" with "Motion/Second by Gwen Flowers-Taylor/Reginald Watts to approve Memorandum of Understanding between Spalding County and High Falls 16 regarding traffic signal system at the intersection of Georgia State Highway 16" in Section X.10.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[01.05.2026 Regular Meeting Minutes-AS AMENDED.pdf](#)

MINUTES

The Spalding County Board of Commissioners held a Regular Meeting on Monday, January 5, 2026, in Room 108 of the Spalding County Annex Building located at 119 E. Solomon Street, Griffin, Georgia, beginning at 6:00 p.m. with Chairman Clay Davis presiding. Commissioners Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts were present at the meeting. Also present were the County Manager, Dr. Steve Ledbetter, Deputy County Manager Erica Dye, and County Attorney Stephanie Windham.

I. OPENING (CALL TO ORDER)

The meeting was called to order by Chairman Clay Davis at 6:00 pm.

II. INVOCATION

The invocation was delivered by Commissioner James Dutton.

III. PLEDGE TO THE FLAG

The Pledge to the Flag was led by Commissioner Reginald Watts.

AMENDMENTS TO AGENDA

A Motion to amend the agenda by Commissioner Gwen Flowers-Taylor to add Item 8.1 for discussion for hiring a Deputy Director of Public Works and an Office Manager for the Animal Shelter. There was no discussion, and the motion carried unanimously 5-0.

A Motion to amend the agenda by Chairman Clay Davis to add Item 5 under Staff Appointment for HR Attorney and add Item 11 under New Business for County Attorney to discuss Election Qualifying Fees. There was no discussion, and the motion carried unanimously 5-0.

IV. ELECTION OF CHAIRMAN AND VICE CHAIRMAN

County Attorney Stephanie Windham opened the floor for nominations of board chairman.

Commissioner Ryan Bowlden made a motion to nominate Commissioner Clay Davis as chair for 2025. Commissioner James Dutton seconded the motion.

With no other nominations, Stephanie Windham closed the floor for nominations and called for a vote.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

Chairman Clay Davis called for nominations for Vice-Chair.

Motion/Second by Clay Davis/Gwen Flowers-Taylor to appoint James Dutton as Vice-Chair.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

V. APPOINTMENTS – Staff

1. Appointment of County Manager for Calendar Year 2025

Motion/Second by Gwen Flowers-Taylor/Reginald Watts to appoint Steve Ledbetter as County Manager.

Motion Passed: 5 – 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

2. Appointment of County Clerk for 2026

Motion/Second by Gwen Flowers-Taylor/James Dutton to appoint Steve Ledbetter as County Clerk.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

3. Appointment of County Attorney for 2026

Motion/Second by Gwen Flowers-Taylor/James Dutton to appoint Stephanie Windham as County Attorney.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

4. Appointment of County Zoning Attorney for 2026

Motion/Second by Gwen Flowers-Taylor/James Dutton to appoint Newton Galloway as County Zoning Attorney.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

5. Appointment of Human Resources Attorney for 2026

Motion/Second by Gwen Flowers-Taylor/James Dutton to appoint Jarrard & Davis as Human Resource Attorney.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

6. Appointment of Spalding County Correctional Institution Warden for 2026

Motion/Second by Reginald Watts/James Dutton to appoint Eric Sellers as Warden for the Spalding County Correctional Institute.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

VI. APPOINTMENTS - Committees, Boards, & Authorities

1. Considered appointments to the 4th of July Committee of one-year term

Chairman Clay Davis appointed Delaney Newberry

Commissioner Ryan Bowlden appointed Mary Braun

2. Considered Appointment for District 5 for the Behavioral Health Committee of one-year term

Motion/Second by Gwen Flowers-Taylor/Reginald Watts to table

Motion Passed: 5 – 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

3. Considered Appointment to the Chamber of Commerce Board of Directors of one-year term

Motion/Second by Gwen Flowers-Taylor/James Dutton made a motion to appoint Commissioner Ryan Bowlden

Motion Passed: 5 – 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

4. Considered Appointment to the Council on Aging for a 3-year term

Motion/Second by James Dutton/Reginald Watts to appoint Janie Clark.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

5. Considered an appointment to the Griffin Downtown Council for a one-year term

Chairman Clay Davis appointed James Dutton.

6. Considered appointment to the Griffin Main Street Advisory Board for a one-year term

Chairman Clay Davis appointed Commissioner Reginald Watts.

7. Considered appointments to the Griffin-Spalding Area Transportation Committee (GSATC) for a one-year term

Motion/Second by James Dutton/Flowers-Taylor to appoint Bruce Ballard, TJ Imberger, Steve Ledbetter, Jerry McKneely and Glenn Polk.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

Motion/Second by Gwen Flowers-Taylor/Reginald Watts to table the Chair Designee.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

8. Considered Appointments to the Griffin-Spalding Business & Tourism Association (GSBTA) for a 3-year term

The seated members identified were Commissioner Gwen Flowers-Taylor, TJ Imberger, Steve Ledebetter (Ad-Hoc) Vera McIntosh, and one vacant position to be filled by Commission nomination.

Motion/Second by Gwen Flowers-Taylor/James Dutton

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Chairman Davis nominated Dan Jennings for open position.

Motion Passed: 3 - 2

Voting For: Clay Davis, James Dutton, and Reginald Watts

Voting Against: Gwen Flowers-Taylor/Ryan Bowlden

9. Considered Appointment to the Griffin-Spalding County Airport Authority for a one-year term

Motion/Second by James Dutton/Ryan Bowlden to appoint James Dutton and Ryan Bowlden.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

10. Considered Appointments to the Griffin-Spalding County Development Authority for a County-appointed 3-year term and designee of a one-year term

Chairman Davis appointed James Dutton.

Motion/Second by James Dutton/Reginald Watts to appoint Harvey Booker.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

11. Considered Appointments to the Griffin-Spalding County Hospital Authority for the County-appointed 4-year term and designee of a one-year term

Chairman Clay Davis appointed himself.

Motion/Second to appoint Karl Broder.

Motion Passed: 4 - 1

Voting For: Clay Davis, Ryan Bowlden, James Dutton, and Reginald Watts

Voting Against: Gwen Flowers-Taylor

12. Considered Appointment to the McIntosh Trail Community Service Board of a one-year term

Chairman Clay Davis appointed himself.

13. Consider Appointments to the Spalding County Cemetery Committee

Commissioner Gwen Flowers-Taylor appointed Mike Pryor as the District 1 appointee.

Commissioner James Dutton appointed Kristin Dutton as the District 2 appointee.

Commissioner Reginald Watts appointed himself as the District 3 appointee.

Commissioner Ryan Bowlden appointed Dennis Scott as the District 4 appointee.

Chairman Clay Davis appointed Amanda Gilbert as the District 5 appointee.

14. Considered appointments to the Spalding County CERT and Fire Administrative Council for a one-year term

Motion/Second to appoint Mike Byrd, Travis Cooke, Warren East, Cindy Jones, Raak Patel, Glenn Polk, Jeff Sanders, Rita Johnson, and Wayne Silva. Gwen Flowers-Taylor asked to appoint James Dutton in her place.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

During the discussion, it was clarified that Rita Johnson did not wish to continue serving due to moving outside the county. The Board expressed that residency within the county is an important requirement for serving on county boards. As a result, Rita Johnson's name was removed from the motion.

The motion was amended by Gwen Flowers-Taylor to remove Rita Johnson and replace her with Ebony Komplein, and the amended motion was seconded by James Dutton

Amended Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

15. Considered appointments to the Spalding County Collaborative Authority for Families & Children Inc. for a one-year term

Chairman Clay Davis appointed Gwen Flowers-Taylor.

Motion/Second by Gwen Flowers-Taylor/James Dutton to table appointment for Law Enforcement Official slot.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

16. Considered appointment to the Spalding County Department of Family & Children Services Board for a 5-year term

No Motion/Second needed to appoint Nicole Green.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

17. Considered appointments to the Spalding County Ethics Review Panel for a one-year term

Commissioner Gwen Flowers-Taylor appointed the following:

Miriam Eberhart

Jesse Maddox

OPEN

Commissioner James Dutton appointed the following:

Bryan Styler

Eva Berlin-Sylvestre

Kathrine Sylvestre

Commissioner Reginald Watts appointed the following:

Kizzy Watts

Tangela Booker

Zachery Holmes

Commissioner Ryan Bowlden appointed the following:

Lovelle Camp

Jackie Roberson

Rita Mace

Commissioner Clay Davis appointed the following:

Robert Beyer

Mike Davis

Deb Piccone

18. Considered Appointments to the Spalding County Library Board of Trustees for a 4-year term

Motion/Second by James Dutton/Reginald Watts to appoint Virginia Goodman and Kristin Dutton.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

19. Considered Appointments for the Spalding County Parks & Recreation Advisory Commission District #2 for a 2-year term and designee for a one-year term

Chairman Clay Davis appointed Gwen Flowers-Taylor as chair designee.

For the two District 2 appointments, James Dutton appointed Howard Ayers and Mary Braun.

20. Considered Appointments of the Spalding County Personnel Appeals Board for a 3-year term

Motion/Second by Gwen Flowers-Taylor/James Dutton to appoint Robert Parker and Patricia McCord.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

21. Considered Appointments of the Spalding County Water & Sewerage Facilities Authority

Chairman Clay Davis appointed Gwen Flowers-Taylor as chair designee.

Motion/Second by James Dutton/Clay Davis to appoint Wade Cannon and Dick Morrow.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

22. Considered appointment to the Three Rivers Regional Commission Board of Directors for a one-year term

Clarification was provided by the County Manager that this appointment is now a city appointment for even-numbered years, meaning it is not under the jurisdiction of the County Board. Therefore, no vote or action by the County was required.

23. Considered Appointments to the Two Rivers RC&D Council for a one-year term

Motion/Second by Gwen Flowers-Taylor/James Dutton to appoint Erica Dye and James Dutton.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

24. Considered Appointment to the West Central Georgia Workforce Investment Board – Chief Elected Official

Chairman Clay Davis appointed himself.

VII. PRESENTATIONS/PROCLAMATIONS

1. Presentation of the 2025 First Place Build Georgia Award from the Associated General Contractors of Georgia for the Spalding County Aquatic Center.

Kelly Carmichael, Director of Leisure Services, made a presentation recognizing Spalding County for receiving the 2025 First Place Build Georgia Award from the AGC of Georgia for the Spalding County Aquatic Center. MEJA Construction earned the award for its exceptional work, and Project Manager Colin Baker previously accepted it on behalf of the team. The award highlights excellence in safety, innovation, project management, problem-solving, and customer service, all areas in which the Aquatic Center excelled.

The project will also be featured in the Atlanta Business Chronicle's June construction supplement, reaching over 200,000 readers. The Board accepted

the recognition with applause, noting the facility's strong community impact, including 31,000 check-ins last year.

VIII. CITIZEN COMMENTS

No Citizens signed up to provide public comment.

IX. MINUTES

1. Considered approval of December 15, 2025, BoC Work Session Minutes and Considered approval of December 15, 2025, BoC Extraordinary Session Minutes

Motion/Second by Gwen Flowers-Taylor/Ryan Bowlden to approve the minutes. Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

X. NEW BUSINESS

1. Considered of Approval for Out-of-State Motorcoach use to travel to Selma, Alabama, in February 2026

Chairman Davis discussed with the other Commissioners that the board previously discussed requiring bus operations to be revenue neutral, but no standard or pricing formula has yet been established. Because the proposed trip fees still use last year's figures and do not meet revenue-neutral goals, the chair recommended tabling all trip requests until a clear cost structure is set.

Commissioner Flowers-Taylor objected to delaying the Selma trip, noting its significance during Black History Month and expressing concern about canceling it on short notice.

The board discussed options for adjusting the cost model, such as extending the bus depreciation or sinking-fund period from 10 years to possibly 12–15 years to make trip pricing more affordable. However, concerns were raised about whether the bus could reasonably be expected to operate for 15 years. It was determined that more detailed financial models are needed, including comparisons based on mileage and years of service, along with industry standards. Staff will prepare updated figures for the next meeting or an upcoming workshop at the board's retreat. The board agreed to table all six items related to trip approvals until after the workshop.

Motion/Second by Gwen Flowers-Taylor/Reginald Watts to table until the February Workshop.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

- XI.** Considered Approval for Out-of-State use of Motorcoach to Wind Creek Casino in Alabama in February 2026.

Motion/Second by Gwen Flowers-Taylor/James Dutton to table until the February Workshop.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

- XII.** Considered Approval for Out-of-State Motorcoach Travel to Wind Creek Casino in Alabama in March 2026

Motion/Second by Gwen Flowers-Taylor/James Dutton to table until the February Workshop.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

- XIII.** Considered Approval for Out-of-State Motorcoach Travel to Wind Creek Casino in Alabama in April 2026

Motion/Second by Gwen Flowers-Taylor/Reginald Watts to table until the February Workshop.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

- 1.** Considered Approval for Out-of-State use of Motorcoach to Wind Creek Casino in May 2026

Motion/Second by Gwen Flowers-Taylor/Reginald Watts to table until the February Workshop.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

6. Considered Approval for Out-of-State Motorcoach Travel to Wind Creek Casino in Alabama in June 2026

Motion/Second by Gwen Flowers-Taylor/Reginald Watts to table until the February Workshop.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

7. Considered Approval to Amend the IGA between Spalding County and City of Griffin for Use of Fairmont Park

Motion/Second by Gwen Flowers-Taylor/Reginald Watts to table

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

8. Considered a budget amendment to allocate funding for the Magistrate Court position currently funded by ARPA

Motion/Second by James Dutton/Gwen Flowers-Taylor to approve budget amendment for Magistrate Court part-time position.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

- 8.1. Discussion regarding hiring a Deputy Director of Public Works and an Office Manager for the Animal Shelter.

Commissioner Flowers-Taylor led the discussion about staffing needs in Public Works and Animal Control. She emphasized that the situation is urgent, especially given the county's large workload, major grant-funded projects, and the heavy burden currently placed on the Public Works Director, TJ Imberger. The county risks losing progress and potentially millions in grant dollars if additional leadership support is not hired soon. Public Works previously had both a director and a deputy, but the deputy position was eliminated years ago and never restored. Staff confirmed that the deputy director's job description and salary review have already been completed and that the position can be posted immediately pending board approval.

Commissioners discussed whether this hire would require a structural organizational change. The board agreed to move forward now due to urgent operational needs, with the formal structural review to occur during the next budget cycle. Funding is expected to come from unspent supplemental funds and the salary previously allocated to a now-vacant engineering position.

Motion/Second by Gwen Flowers-Taylor/Reginald Watts to authorize staff to proceed with posting and filling the Deputy Director of Public Works & Ground position.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

In Animal Control, commissioners noted that operational problems, such as unanswered calls, incomplete paperwork, and delayed records, are largely due to the lack of administrative support. They argued that hiring an office manager is essential for improving service, compliance, and communication. A job description for the Animal Control office manager has not yet been created but can be completed within a week. Discussion of the Animal Control Office Manager was deferred until the job description is completed and can be brought back at the next meeting.

9. Considered 1st Reading of No Through Trucks Ordinance

Motion/Second by Gwen Flowers-Taylor/Reginald Watts to remove the right-of-way travel permit fee until staff can return with a clearly defined fee structure.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

10. Considered MOU to delineate the respective responsibilities of the County and High Falls 16, for the coordination with the Georgia Department of Transportation for the installation of a traffic signal system at the intersection of Georgia State Highway 16, also known as Arthur K. Bolton Parkway and Campus Drive in eastern Spalding County, Georgia

TJ Imberger, Director of Parks and Public Works, and County Attorney Stephanie Windham explained that GDOT is willing to allow the installation, with the developer paying for the initial construction, but the county must take on permanent responsibility for operation and maintenance, which is consistent with other intersections the county already maintains.

During the discussion, commissioners asked how ongoing costs, such as electricity, maintenance, and equipment, are budgeted. Staff clarified:

- The annual cost for this intersection will be about \$6,100.
- These costs are included in the county's existing traffic signal and maintenance line items.
- The county already maintains around 35 similar items.
- Staff reviews each development to ensure long-term costs are justified and beneficial to taxpayers.

Commissioners discussed the broader impact of adding more intersections as development increases, emphasizing the need to monitor cumulative costs over time. Staff noted that GDOT performs grass-cutting in this corridor, reducing county expenses.

Motion/Second by Gwen Flowers-Taylor/Reginald Watts to approve the Memorandum of Understanding (MOU) between Spalding County and High Falls 16 regarding the traffic signal.

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

11. Considered Resolution for the 2026 Qualifying Fees for Elected Officials.

County Attorney Stephanie Windham explained that Georgia law requires governing authorities to establish these fees and publish them by February 1, making it necessary to place the item on this meeting's agenda. Commissioners reviewed the fee schedule:

- County Commissioner: \$695.96
- Solicitor General: \$400
- Board of Education: \$289

Motion/Second by Gwen Flowers-Taylor/Reginald Watts to approve Resolution for 2026 Qualifying Fees

Motion Passed: 5 - 0

Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and Reginald Watts

Voting Against: None

XIV. REPORT OF COUNTY MANAGER

County Manager, Steve Ledbetter, reminded commissioners that the board retreat will take place next Wednesday and Thursday in LaGrange, beginning around 9:30 am on the first day and concluding late Thursday afternoon. Travel arrangements are already in place.

He also noted that preparations are underway for the ACCG Spring Conference in April. Commissioners were asked to confirm whether they will attend and to submit their preferred training sessions quickly, as registration and accommodations fill up within minutes of opening.

He reported that the county is finalizing the year-four T-SPLOST resurfacing striping, and the program remains on track to fulfill the commitment of 100 miles resurfaced from the referendum four and a half years ago.

Additionally, work on the budget calendar will begin within the next week, with departments expected to start their budget preparations by mid-February

XV. REPORT OF ASSISTANT COUNTY MANAGER

Deputy County Manager, Erica Dye, announced that a SPLOST meeting with Spalding County, the City of Griffin, and the City of Orchard Hill will be held on Monday, January 12, at 3 pm in the commission meeting room. The public is encouraged to attend and participate.

Ms. Dye also shared that she is enrolled in a UGA data class and will prepare a presentation on SPLOST, which she looks forward to presenting once it is completed.

XVI. REPORT OF COMMISSIONERS

Commissioner Reginald Watts wished everyone a Happy New Year and expressed optimism about 2026 being a great year for Spalding County. He also thanked all the citizens who volunteered to serve on county boards.

Commissioner James Dutton reported speeding concerns on residential roads being used as a construction detour in Orchard Hill and asked the sheriff's office to monitor the area, suggesting temporary speed reductions.

He also reviewed zoning rules and found many outdated or unnecessary requirements, which they plan to revise and present at a future workshop.

He also emphasized avoiding strict limits on farm animals and relying instead on nuisance and animal-cruelty laws.

The newly renovated first-floor courtroom is now in use, and commissioners were encouraged to visit.

Finally, he will participate in the school board's superintendent selection town hall.

Commissioner Gwen Flowers-Taylor had nothing to report

Commissioner Ryan Bowlden wished everyone a Happy New Year and said they look forward to working with the group for another year. They also thanked Mary Braun and Ebony Kompelien for their willingness to serve, expressing appreciation for their stepping up to volunteer.

Chairman Clay Davis expressed appreciation for being selected for the role, calling it an honor and a position of trust. He encouraged the public to attend the Board of Education's superintendent selection town hall and thanked Commissioner Dutton for participating.

He also thanked the county manager for the extensive work involved in preparing board and authority appointments, and he expressed gratitude to all citizens who volunteered to serve.

The chair reminded commissioners to complete their goal sheets before the upcoming retreat so everyone can review each other's priorities in advance and finalize 2026 goals at the retreat.

Lastly, he urged commissioners to attend the upcoming joint SPLOST meeting with the City of Griffin and the City of Orchard Hill, noting its importance as an early step in the SPLOST process.

XVII. EXECUTIVE SESSION

No Executive Session took place during this meeting.

XVIII. ADJOURNMENT

Motion/Second by Reginald Watts/James Dutton to adjourn at 7:33 pm

Motion Passed: 5 - 0



***Voting For: Clay Davis, Ryan Bowlden, Gwen Flowers-Taylor, James Dutton, and
Reginald Watts***

Voting Against: None

_____	/S/	_____
Clay Davis, Chairman		Steve Ledbetter, PhD, County Clerk



Consider Approval of Out-of-State Motor Coach Trip

Leisure Services

Requesting Agency
Spalding County Parks &

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Makin' Tracks Travel Club is requesting a one day out of state motor coach trip to the Western Carolin State Fairground.

Fees were calculated using the new policy that is effective July 1. User fees cover cost of use.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[MTTC Out of State Trave Request 9-11-2026.pdf](#)

[Motorcoach Policy Effective July 1, 2026.pdf](#)



Spalding County
Motor Coach Reservation Form

(Please Print)

Organization name: Spalding County Senior Center

Contact person: Lauren Dougherty

Address: 885 Memorial Dr.

Phone: (W) 770-468-3068 (C) _____

(H) _____ (E-mail) lbrown@spaldingcounty.com

Departure Date: 9/11/2026 Departure Time: 8AM

Departing from: 885 Memorial Dr.

Return Date: 9/11/2026 Return Time: 7PM

Destination with address: 561 May Royal Dr., Aiken SC

Estimated round trip mileage: 354

Cost calculations: \$ 1061.75 (Use attached cost calculator)

*Payment in full accepted by Visa/Mastercard/Debit or company check made payable to Spalding County

*Attach tentative trip itinerary. *Final trip itinerary due within 2 weeks of trip. (Must include timeline, all destinations, hotels, addresses, confirmations, and phone numbers.)

Group Leader on trip: Olivia Childs, Activity Assistant

Address: _____

Phone: (C) 678-719-5074 (E-mail) ochilds@spaldingcounty.com

Emergency Contact: Lauren Dougherty, Manager (C) 770-468-3068

For office use:

Date received request: 07/15/2026 by: Lauren Dougherty

Mileage Confirmed: 354 Fee: 1,061.75

Operator scheduled: pending BOC approval Phone: _____

Approval Memo submitted: _____

Notes: BOC approves out of state trip request, per policy.


Signature

July 16, 2026
Date

I agree to and understand the above Senior Center Bus Use Guidelines and the Reservation Form



Motorcoach Trip Cost Calculator
(Required for all trips)

Trip destination: Western Carolina State Fairground Date(s): 9/11/2026

Group Name: Fired Arts Program

Itinerary and Tours:

***All destinations must be able to accommodate a motorcoach for drop off with a parking plan established and confirmed.**

	AM Departure	PM Arrival	Total Daily Hours	Total Daily Mileage
Day 1	8AM	7PM	11	354 Miles
Day 2				
Day 3				
Day 4				
Day 5				

Total Trip Hours* = 11 Total Trip Mileage = 354

**Add 1 hour pre plus 1 hour post trip per day to total*

Cost Calculator:

- a. Total Trip Hours 11 x \$31 (Driver) = \$341
- b. Round Trip Miles 354 ÷ 7 miles per gallon = 50.60
- c. (Total of b.) 50.6 x \$4.00 (Diesel cost per gallon) = 202.40
- d. Staff Cost = \$120
- e. Insurance: Number of Trip Days 1 x \$7.51 = \$7.51
- f. Capital Allocation by Days: Number of Trip Days 1 x \$185 = \$185
- g. Capital Allocation by Mile: Round Trip Miles 354 x \$0.40 = \$141.60
- h. Maintenance Fee: Number of Trip Days 1 x \$13.64 = \$13.64
- i. **Total due to Spalding County** = \$1061.75

*Payment in full accepted by Visa/Mastercard/Debit or company check made payable to Spalding County

*Driver meals, accommodations, parking, tolls and all other travel related fees are the responsibility of user group.



Motorcoach Use Policy

July 2026

User Groups

- Spalding County Programmatic trips
- Spalding County/City of Griffin governmental entities
- Other special events as approved by County Manager and Board of Commissioners
- Local academic institutions: SCTC; UGA; GSCS for state championship events

***Spalding County's motorcoach is not permitted for charter. It is a county insured vehicle.**

Motorcoach Operator Requirements

Motorcoach Operators are employees of Spalding County who possess a valid Georgia Class A Commercial Driver's License (CDL) with a Passenger Endorsement with no L restriction.

Motorcoach Operator Fees

- The Operator's wage is included in the trip fee.
- The user group is responsible for the cost of Operator's meals.
- The user group is responsible for coordinating and paying for the Operator's lodging.

Trip Restrictions

- All trips **will be limited** to a maximum of five (5) days, unless approved by the Leisure Services Manager or their designee.
- All trips **will be limited** to a maximum of **850** miles one way.
- Actual driving time cannot exceed eight (8) hours in one day, with breaks of at least thirty (30) minutes every four (4) hours of driving, or as needed.
- All in-state travel requires approval of the Senior Center Supervisor.
- All out-of-state travel must be approved by the Spalding County Board of Commissioners. Out of state travel requests must be submitted at least 90 days in advance to allow time for approval process.

***Should mechanical failure of the motor coach occur, Spalding County is not responsible or liable for any resulting expenses including, but not limited to, expenses related to missed reservations, extended hotel accommodations etc. Should circumstances arise, Spalding County will be responsible for seeking mechanical repair of its motor coach, ensuring the safety of passengers, and for locating a replacement motorcoach.**

Fees

- Fees for all trips include staff costs, the current cost of diesel fuel, insurance, maintenance, and capital allocation.
- Mileage is calculated on a round-trip basis.
- All parking fees, tolls, penalty charges, and any other incidental charges incurred during the trip shall be the responsibility of the user group.

Reservation Process

- Reservation requests may be submitted one year in advance by the user group.
- Reservation requests should be completed in full and submitted to the appointed staff member at least sixty (60) days in advance of the requested use date.
- All destinations must be able to accommodate a motorcoach for drop off with a parking plan established and confirmed.
- In the event of an emergency, a passenger list, complete with name, address, phone number and emergency contact of each person on board, must be given to the Spalding County Senior Center Supervisor on the date of departure.
- Fees should be submitted with a detailed itinerary two (2) weeks in advance of the trip.
- All requests made by approved user groups will be approved or denied based on the following:
 - Vehicle availability
 - Operator availability
 - Trip duration and destination

Cancellations

- All user groups should prepare contingency plans in the event the motorcoach is not available due to unexpected maintenance problems.

Conduct

- All user groups shall keep the vehicle neat, clean and damage free.
- The user group's entity is responsible for the cost to repair all damages to the motorcoach caused by passengers during their time of use.
- Prior to departure and upon return an inspection of the bus will be made by the Operator and group leader. A checklist will be signed and dated by all parties to witness the condition of the bus prior to and upon return from any scheduled trip.
- Beverages with twist caps are **the only** beverage types permitted on board.
- Tobacco use, including vaping, is prohibited on board.
- The consumption of alcoholic beverages and illegal substances are prohibited on board.
- Individuals deemed disruptive to the safety and welfare of other passengers and/or the motorcoach operator will be restricted from attending future excursions.



Spalding County
Motor Coach Reservation Form

(Please Print)

Organization name: _____

Contact person: _____

Address: _____

Phone: (W) _____ (C) _____

(H) _____ (E-mail) _____

Departure Date: _____ Departure Time: _____

Departing from: _____

Return Date: _____ Return Time: _____

Destination with address: _____

Estimated round trip mileage: _____

Cost calculations: \$ _____ (Use attached cost calculator)

*Payment in full accepted by Visa/Mastercard/Debit or company check made payable to Spalding County

*Attach tentative trip itinerary. *Final trip itinerary due within 2 weeks of trip. (Must include timeline, all destinations, hotels, addresses, confirmations, and phone numbers.)

Group Leader on trip: _____

Address: _____

Phone: (C) _____ (E-mail) _____

Emergency Contact: _____ (C) _____

For office use:

Date received request: _____ by: _____

Mileage Confirmed: _____ Fee: _____

Operator scheduled: _____ Phone: _____

Approval Memo submitted: _____

Notes: _____

Signature

Date

I agree to and understand the above Senior Center Bus Use Guidelines and the Reservation Form



Motorcoach Trip Cost Calculator
(Required for all trips)

Trip destination: _____ Date(s): _____

Group Name: _____

Itinerary and Tours:

***All destinations must be able to accommodate a motorcoach for drop off with a parking plan established and confirmed.**

	AM Departure	PM Arrival	Total Daily Hours	Total Daily Mileage
Day 1				
Day 2				
Day 3				
Day 4				
Day 5				

Total Trip Hours* = _____ Total Trip Mileage = _____

**Add 1 hour pre plus 1 hour post trip per day to total*

Cost Calculator:

- a. Total Trip Hours _____ x \$31 (Driver) = _____
- b. Round Trip Miles _____ ÷ 7 miles per gallon = _____
- c. (Total of b.) _____ x _____ (Diesel cost per gallon) = _____
- d. Staff Cost = \$120
- e. Insurance: Number of Trip Days _____ x \$7.51 = _____
- f. Capital Allocation by Days: Number of Trip Days _____ x \$185 = _____
- g. Capital Allocation by Mile: Round Trip Miles _____ x \$0.40 = _____
- h. Maintenance Fee: Number of Trip Days _____ x \$13.64 = _____
- i. **Total due to Spalding County** = _____

*Payment in full accepted by Visa/Mastercard/Debit or company check made payable to Spalding County

*Driver meals, accommodations, parking, tolls and all other travel related fees are the responsibility of user group.



Consider approval of the First Reading of the Board Up and Blight Ordinance.

Requesting Agency

Spalding County Administrative Services/Finance

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[Ordinance.Board Up and Blight Ordinance Amendment.pdf](#)

ORDINANCE

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF SPALDING COUNTY, GEORGIA, AT PART VIII – PLANNING AND REGULATION OF DEVELOPMENT, CHAPTER 2. – UNFIT BUILDINGS AND STRUCTURES, TO ADD SECTIONS 8-2004 THROUGH 8-2006; REPEALING CONFLICTING ORDINANCES AND PARTS THEREOF; RESTATING THE CODE, AS MODIFIED BY THIS ORDINANCE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS FOR SPALDING COUNTY, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. The Code of Ordinances of Spalding County, Georgia is hereby amended at PART VIII – PLANNING AND REGULATION OF DEVELOPMENT, CHAPTER 2. – UNFIT BUILDINGS AND STRUCTURES, by adding Sections-2004 through 8-2006, as follows:

Sec. 8-2004. – Vacant Property Board-up permits.

- (a) No person, firm, association or corporation shall erect, install, place, or maintain boards over the doors, windows, or other openings of any building or structure or otherwise secure such openings by a means other than the conventional method used in the original construction and design of the building or structure without first applying for and, within 30 days of application, completing all steps necessary for the issuance of a boarding permit and thereafter having a valid and current boarding permit therefore from the department of community development. Any properties with boards existing at the time of the adoption of the ordinance from which this article is derived will have two months from the date of the ordinance's adoption to make application to continue to board. A vacant property is defined as any property intended for habitation or commercial, industrial, or business use that has not been lawfully inhabited for a period of 60 days or more, or any property that is partially constructed or incomplete without a valid building permit. A vacant property must be secured within 90 days after it has become vacant.
- (b) Community Development shall issue a boarding permit required by subsection (a) upon the submission of a written application by the owner of the property or his/her authorized representative or contractor, upon the

payment of the required fee, and upon the confirmation through inspection by the director of community development or his/her designee that the boarding or other method of securing the building or structure has been done in compliance with this article. Community development is authorized to establish a fee schedule to enable the county to offset its reasonable expenses in reviewing the application and monitoring the boarding process.

(c) The boarding permit issued pursuant to this section shall authorize the boarding or other securing of a building or structure for an initial period of six months. If the structure is still boarded at the end of each such six months, the boarding permit may be renewed upon the submission of a written application by the owner of the property or their authorized representative or contractor with the submission of the application occurring no later than ten business days prior to the expiration of the original permit, upon the payment of the required fee and upon the confirmation through inspection by a county code enforcement officer that the boarding or other method of securing the building or structure has been done in compliance with this article. The issuance of a renewal-boarding permit shall also be subject to all the following conditions:

- (1) The owner shall submit a detailed plan for correction, repair or rehabilitation of violations of state or local building and housing standards and for the securing of the doors, windows and other openings by the conventional method used in the original construction and design of the building or structure or, alternatively, a detailed plan for sale of the property to another person or entity with provision in the sale of correction, repair or rehabilitation; and
- (2) The owner shall submit a timeline for applying for appropriate permits for such work and for completing such work prior to the expiration of the renewal permit, or alternatively, a timeline for the sale of the property; and
- (3) The permit may be revoked by written notice of community development, at the recommendation of the director of community development, if the owner fails to comply with the plan for such work or fails to comply with the timeline submitted.

- (d) A boarding permit may not be extended beyond the renewal period nor may a new application for the same property be accepted by community development within one year of the date of expiration of the prior permit, except: (1) upon the submission of a written application by the owner of the property or their authorized representative or contractor; and (2) upon the payment of the required fee; and (3) upon the confirmation through inspection by a county code enforcement officer that the boarding or other method of securing the building or structure has been done in compliance with this chapter; and (4) upon demonstration that "good cause" for the renewal exists.

"Good cause" shall require a showing by the owner that the permit renewal is made necessary by conditions or events beyond the owner's control, such as the inability to obtain financing for repair or rehabilitation, the inability to locate a suitable buyer, unanticipated delays in construction or rehabilitation, or unanticipated damage to the property. In addition, where appropriate, "good cause" shall also require a showing by the owner that the owner has exercised reasonable and due diligence in attempting to complete the needed repair, rehabilitation, or correction, or is attempting to sell the property. If the director of community development determines that there exists good cause to renew the permit and that all other conditions are met, the permit may be renewed by the owner for an additional one year, subject to the same conditions imposed on the original renewal permit.

- (e) Board-up permits shall not be required in the case of a temporary emergency, including but not limited to damage caused by vandalism, theft, or weather, and/or hurricane preparation.

Sec. 8-2005. - Standards for securing buildings.

- (a) The boarding of the doors, windows, or other openings of any building or structure or any means of securing such openings, other than by the conventional method used in the original construction and design of the building or structure, shall comply with the following minimum standards:

(1) *Securing by boarding.* Windows and similar openings shall be boarded with exterior grade plywood of a minimum thickness of a half inch nominal or its equivalent. Vent holes may be required, as deemed necessary by the county. The plywood shall be secured in place by 2 × 4 or 4 × 4 cross members, secured to the plywood by at least two three-eighths-inch plated carriage bolts secured with nuts and large washers at each end, and with the cross member turned so that the carriage bolt goes through the larger dimension. Bolts used to secure the cross member shall be threaded to the correct length. A minimum of two cross members shall be used on each window, and, depending on the size of the opening, additional cross members may be required. Each cross member shall be a continuous piece of lumber, and each must extend at least one foot past the window opening in each direction. Bolts and nuts used to secure the cross members to the plywood must be tightened enough to slightly deflect the wood. Bolt heads must fit tightly against the wood and not give a surface for pliers or pry bars.

(2) *Exterior doors.* Exterior doors shall be boarded with exterior-grade plywood of a minimum thickness of half-inch nominal or its equivalent, fitted to the entry door jamb with a maximum clearance of one-eighth inch on each edge. The existing door should be removed and stored inside the building. The plywood shall be attached to three horizontal 2 × 4 or 4 × 4 wooden crossbars, each with two three-eighths-inch carriage bolts and matching hardware. The plywood shall be attached to the door entry with three case-hardened strap hinges of the type specified by the building official, and the plywood shall be secured by a case-hardened steel hasp and a minimum two-inch case-hardened padlock of the type specified by the county.

(3) *Painting of boarded openings.* All boarded openings shall be painted with a minimum of one coat of exterior paint, which is of a color compatible with the exterior color of the building or structure.

(4) *Alternative methods of securing a building.* Upon application for a boarding permit, community development may approve alternative methods of securing a vacant and unoccupied building or structure. In determining to approve any alternative method, the county shall consider the aesthetic and other impacts of such method on the immediate neighborhood and the extent to which such method

provides adequate and long-term security against unauthorized entry to the property.

- (b) *Additional requirements.* In connection with the boarding of the doors, windows, or other openings of any building or structure or any means of securing such openings, other than by the conventional method used in the original construction and design of the building or structure, the owner shall also comply with all the following requirements:

(1) All utility service to the building or structure shall be terminated by removal of the meters and termination of electric power at the pole. Compliance with this subsection may be waived in writing by the county as to the electric utility service if electricity is needed to power exterior security lighting, an alarm system, or equipment to be used in connection with rehabilitation of the building or structure for which there is an active and current building permit;

(2) The sewer shall be capped in a manner approved by the county to prevent the accumulation of methane gas in the building or structure;

(3) The interior of the building or structure shall be cleaned of all trash, junk, garbage, debris, and solid waste, and personal possessions shall be removed from the interior of the building or structure, to eliminate any fire or health hazard and prevent hindrance to firefighting equipment or personnel in the event of a fire. Disposal of such trash, etc. must comply with all provisions of the County Code, and no such trash, etc. shall be placed within the county right-of-way.

Sec. 8-2006. - Real property maintained in a blighted condition.

- (a) *Definitions.* The following terms, when used in this section, shall have the meaning ascribed to them:

(1) *Blighted*, as applied to a piece of property, means a building or lot that is deteriorated, derelict, or neglected to the point where it threatens public health, safety, or neighborhood property values. Characterized by abandonment, structural decay, or code violations (e.g., broken windows, fire damage, overgrown, accumulated debris).

(2) *Millage rate* means only the general millage rate for the county maintenance and operations.

(3) *Public officer* means the community development director, building inspector, code enforcement officer, county manager, member of the staff of the tax assessor's office, deputy sheriff, or any other county official who is authorized by law and this Code to exercise the powers prescribed by this section, or any agent of such officer or officers, or any other employee, officer or officers designated by the county manager for purposes of this section.

(b) *Blighted condition designation.* For the property in question to be subject to official identification as blighted and subject to increased taxation, the property must be determined to be:

(1) Unfit for human habitation or unfit for commercial, industrial, or business use and not in compliance with applicable codes; or

(2) Vacant and being used in connection with the commission of drug crimes; or

(3) Constituting an endangerment to the public health or safety because of unsanitary or unsafe conditions; or

(4) Presence of conditions which endanger life or property by fire and other causes; or

(5) Presence of conditions which substantially impair or arrest the sound growth of the county, hinders the provision of housing accommodations, constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare; or

(6) Any combination of such factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and detrimental to the public health, safety, morals, or welfare.

(c) *Procedure for identification of property as blighted.* The procedure for official identification of real property as blighted includes:

(1) A complaint or statement from a public officer or at least five residents residing in the unincorporated areas of Spalding County

charging that any building, structure or property meets the criteria described in subsection (b).

(2) An investigation or inspection by a public officer and determination that the property in question meets the criteria described in subsection (b).

(3) A public officer's issuance of a complaint in rem against the property. The complaint shall state which blighted condition(s) exists on the property and what steps should be taken to remediate the property. The complaint shall be hand-delivered or sent via certified mail or overnight statutory service to the property owner, providing 45 days to bring the property into compliance or make substantial progress toward compliance.

(4) If, after 45 days, the property remains non-compliant, a public officer shall cause a summons and a copy of the complaint to be hand-delivered or mailed via certified mail or statutory overnight delivery to the owner of the property. The latter is anyone revealed by a certification of title to the real property conducted in accordance with the title standards of the State Bar of Georgia. Where the address of the owner is unknown, service shall be accomplished by publication, posting on the property, and mailing of the letter to the address appearing in the records of the Spalding County Tax Commissioner. The summons shall notify the interested parties that a hearing will be held before the Spalding County Magistrate Court (hereinafter "magistrate court") at a date and time certain. Such hearing shall be held not less than 15 days nor more than 45 days after the compliance date issued. The interested parties shall have the right to file an answer to the complaint and to appear in person or by attorney and offer testimony at the time and place fixed for hearing.

(5) If after such notice and hearing, the magistrate court determines that the dwelling, building or structure in question meets the criteria in subsection (b) above, the court shall state in writing findings of fact in support of such determination and shall issue and cause its written findings to be served upon the interested parties that have answered the complaint or appeared at the hearing.

(6) No property shall be designated as blighted unless the magistrate court enters an order that finds the property in question meets the criteria to be designated as blighted pursuant to this article. This order constitutes official identification of real property as maintained in a blighted condition.

(7) If the magistrate court finds that the property is blighted, it shall, in the same order, list what must be done to remove the blighted condition designation and give the owner a deadline in which to finish the work.

(d) *Imposition of an increased tax rate.* Property, which has been officially designated as blighted, shall be subject to an increased rate of county ad valorem taxation equivalent to seven times the normal millage rate applied to the property, applied at the time of the issuance of the subsequent tax bill, as allowed by Article IX, Section II, Paragraph VII(d) of the Constitution of the State of Georgia. The increased rate continues to apply to all subsequent tax bills until the property's designation as maintained in a blighted condition is removed as provided in this section. This increased rate of taxation and the official identification of the property as blighted remain with the property if transferred to another owner.

(e) *Revenue segregated.* Revenue collected from increases in the rate of ad valorem taxation shall be segregated and applied to community redevelopment purposes, in accordance with the powers of the county allowed by Article IX, Section II, Paragraph VII(d)(4) of the Constitution of the State of Georgia .

(f) *Remediation.* The property in question may be rehabilitated at any time through remedial actions or redevelopment that conforms with the magistrate court order setting forth what must be done to remove the identification of the property as maintained in a blighted condition. The owner may request removal of the property's designation as blighted from the magistrate court upon proper proof, including an inspection by a public officer, that the property has been remediated and now conforms with the court order listing what must be done to remove the identification of the property as blighted. The county manager shall be notified in writing ten days before any hearing in the magistrate court.

(g) *Remediation property tax rate.* As provided in Article IX, Section II, Paragraph VII(d)(6) of the Constitution of the State of Georgia, real property which has had its designation as maintained in a blighted condition removed by the magistrate court shall be eligible for a decrease in the rate of county ad valorem taxation by applying a factor of 0.5 to the county millage rate applied to

the property, so that such property shall be taxed at a lower millage rate than the millage rate generally applied in the county or otherwise provided by general law; such decreased rate of taxation shall be applied beginning with the next tax bill rendered following removal of official designation of a real property as blighted. The decreased rate of taxation may be given in successive years, depending on the amount of cost expended by the person(s) chargeable with payment of ad valorem taxes on the property to satisfy its remediation or redevelopment, with every \$25,000.00 or portion thereof equaling one year of tax reduction; provided, however, that no property shall be entitled to reduction in county ad valorem taxes for more than four successive years. To claim entitlement for a decreased rate of taxation, the person(s) chargeable with payment of ad valorem taxes on the property shall submit a notarized affidavit to the public officer, within 30 days of the court's designation being removed, supported by receipts or other evidence of payment, of the amount expended.

(h) It shall be the duty of the public officer to notify the Tax Commissioner of Spalding County in writing as to the designation or removal of designation of a specific property as maintained in a blighted condition. Such notice shall identify the specific property by street address and parcel number, as assigned by the Spalding County Tax Assessor's Office. The public officer shall cooperate with the tax commissioner to ensure accurate tax billing of those properties subject to increased or reduced ad valorem taxation under this article.

The within ordinance shall be and become effective immediately upon its approval by the Spalding County Board of Commissioners.

Approved on first reading this 23rd day of July 2026.

Approved on second reading this the 3rd day of August 2026.

Clay W. Davis, Chairperson

Steve Ledbetter, County Clerk

Consider bid approval and award of contract for Fire Station No. 7, Parking Lot resurfacing.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[Fire Station 7.Southeast Pavement Proposal-Parking Lot.pdf](#)

[Fire Station 7.Piedmont Paving Proposal-Parking Lot.pdf](#)

[Fire Station 7.Kevin King Email Recommendation for contract.pdf](#)



SouthEast Pavement Inc.
581 Hwy 29 S
Newnan, GA 30263
(470) 401-0123

Contact
Matthew Davidson
matt@sepave.com
(678) 675-4816

Proposal

Estimate ID
GM8FW47J-002

Bid date
Mar 31, 2026

Expires
May 30, 2026

Attention
Kevin King
Spalding County
1515 Williamson Rd
Griffin, GA 30224
kking@spaldingcounty.com
(678) 572-8449

Project name
L.B. Norton Fire Station Parking Lot
Project address
765 Vaughn School Rd
Griffin, GA 30223
Estimate name
L.B. Norton Fire Station Parking Lot

Payment Terms
Due on Completion

Bid Items

Item #1

Mill & Pave

Qty	UOM	Line item total
1750	SY	\$82,988.00

Mill & Pave with Asphalt at listed depth

****Existing asphalt appears to be approximately 2" thick. This depth is not sufficient enough for heavy duty traffic. We propose 2.5" of 19mm binder & 1.5" 9.5mm topping.****

- -Mill entire surface of asphalt using mill machine and hauling of materials for disposal.
- -Entire milled surface to be tack coated.
- -New asphalt will then be placed by a paver spreader box at the above depth.
- -Asphalt will be rolled and compacted to a uniform consistency using a smooth steel drum roller.
- -All new asphalt material will be Department of Transportation approved.
- -Upon milling, if unsuitable materials are encountered (paving fabric, contaminated material, etc) and deemed by Contractor or Supplier unacceptable to be delivered to the original desired location, customer would be notified and the material will be taken to a dump site at an additional charge to customer.
- -We will not be responsible for ponding water or poor drainage in areas where the grade is less than 2%.
- -Customer is responsible to ensure all vehicles are removed (towing if required) from the affected areas no later than 7:00 a.m.

Bid Total:
\$82,988.00

File Attachments



Conditions

Bid Expiration Date

All bid pricing expires/is subject to change 45 days from the receipt of each bid.

Terms and Conditions

- These Terms and Conditions are by and between SouthEast Pavement Inc., and the front-side "Purchaser".
- All stone, asphalt, and concrete depths indicated are to be interpreted as average depths. Actual Asphalt Repair depth regardless of depth specified on the front will only go to the stone base or specified depth whichever is less.
- Drainage is not guaranteed on areas having less than 2% grade.
- If contract is cancelled by Purchaser prior to commencement of work, Purchaser will pay Contractor (20%) of total contract price.
- Unit prices, if specified, provides no guarantee that contractor will perform additions service at same rate.
- All proposals are based on the existence of workable sub-base layer (able to pass a proof roll). It shall not be Contractors responsibility to check sub-base unless it is specified and paid for in the contract. Contractor shall not be responsible for consequences of sub-base deficiency or failures.
- Purchaser shall not prematurely subject the work to any type of traffic; loads in excess of the design capacity before proper cure, or in a manner which may damage the work. Contractor is not responsible for graffiti, tire tracks, animal or human footprints, etc., on finished concrete/asphalt.
- If delays are incurred from circumstances created by the customer, additional mobilization fee of \$2,500.00 per day will be charged to customer.
- Contractor assumes no responsibility for underground utilities. Purchaser is responsible for all damage to existing structures and facilities, including underground facilities, caused by equipment necessary to carry out the work.
- Contractor will not be responsible for construction or material failures or delays in construction caused by any factor beyond its control, including, but not limited to, delays or failures caused by weather, acts of God, delays in transportation, acts of suppliers and subcontractors, acts of the Purchaser, Owner or its separate contractors, fuel or raw material shortages, plant failures, or any other cause beyond its control.
- Unless stated in writing on this proposal, all engineering and testing, subgrade stabilization (undercut), excavation, utilities, adjustment of underground facilities, manholes, water valves, or underground structures, striping, landscaping, permits, bonds, government approvals, damage to existing asphalt and concrete and landscaping shall be Purchaser's sole responsibility. Purchaser agrees to indemnify, protect, and hold Contractor harmless from any and all damages, expenses and attorneys fees suffered or incurred on account of Purchaser's breach of any obligation or covenant of this proposal.
- In the event that Contractor retains an attorney to recover any amount due under this agreement, the Purchaser agrees to pay all attorney fees, court costs and costs of collection incurred by Contractor.
- Purchaser will, prior to Contractor leaving the job site, arrange for an authorized representative or agent of the Purchaser to inspect completed Contractor work in the company of a Contractor representative. Purchasers failure to inspect job site as above will signify acceptance of work performed by Contractor and agreement to pay the bill in full within fifteen (15) days.

Signatures

Accepted By

Spalding County
kking@spaldingcounty.com
(678) 572-8449



Kevin King

Submitted By

Matthew Davidson
matt@sepave.com
(678) 675-4816



Matthew Davidson
7/21/26, 9:46 AM



Piedmont Paving, Inc.
 1226 Highway 16 East
 Newnan, GA 30263

PROPOSAL AND CONTRACT

<u>Submitted To:</u> Spaulding County	<u>Project Name:</u> Spalding County Fire Station 7 Mill & Pave	<u>Date:</u> 7/21/2026
<u>Attn.: Kevin King</u>	<u>Project Location:</u> Spalding Co Ga	<u>Proposal No:</u> 9196
		<u>Estimator:</u> Jake Estes

Piedmont Paving, Inc., hereinafter called the Company, offers to furnish all labor, materials and equipment required for the performance of the following described work in connection with the above referenced project:

<u>Item</u>	<u>Approx. Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
<u>1. Milling</u>	1,810	SY	\$10.20	\$18,462.00
Includes: Milling existing 4" asphalt				
<u>2. Heavy Duty Paving</u>	1,810	SY	\$39.50	\$71,495.00
Includes: Touch up existing base (does not include placing any additional GAB, only fine grading existing base)				
2.5" 19mm asphalt				
1.5" 9.5mm asphalt (w/ tack)				
<u>3. Striping</u>	1	LS	\$2,200.00	\$2,200.00
Includes: Parking lot striping per existing striping				
<u>4. Traffic Control</u>	1	LS	\$2,500.00	\$2,500.00
Includes: Traffic Control as needed on Vaghn School Road				
Total Amount				\$94,657.00

General Notes:

1. One mobilization is included. Add \$3,000 for each additional move in.
2. Layout, testing, bonds, sawcutting, demolition, grading, sealcoating, rumble strips, utility coordination and adjustment of existing structures are excluded.
3. Erosion control, sediment control and associated "Best Management Practices" are excluded and shall be the responsibility of others.
4. Pricing is based upon current material costs which are subject to change. Although we do not anticipate a notable change, Piedmont Paving has no control over the cost of asphaltic concrete paving material. In the event material unit costs change (up or down) from what is included in the estimate for this work, Piedmont Paving, Inc. will provide documentation to prove the difference in cost and adjust the invoice for that difference.
5. Drainage of the pavement surface is not guaranteed where the design slope is less than one percent.
6. Pavement lift thicknesses are based on a tolerance of 1/4" for each lift of asphalt.
7. Bituminous Prime Coat is excluded unless specifically quoted above.
8. GAB under curb is excluded.
9. Any additional base material is excluded.

Unless a lump sum price is to be paid for the foregoing work, and is clearly so stated, it is understood and agreed that the quantities referred to above are estimates and that payment shall be made at the stated unit prices on the actual field measured quantities of work performed by the Company and determined upon completion of work.

If the foregoing meets with your acceptance, kindly sign below and return this proposal. Upon its receipt it is understood that the foregoing, including the terms and conditions set forth on the following page(s), will constitute the full and complete agreement between us.

This proposal expires thirty (30) days from the date hereof but may be accepted at any later date at the sole option of the Company.

Respectfully submitted,



(Signature)

Jake Estes - Estimator

(Printed Name and Title)

CONTRACT ACCEPTANCE:

Company Name Piedmont Paving, Inc.

Signature Signature

Printed Name and Title Jake Estes - Estimator
Printed Name and Title

Date Date

TERMS AND CONDITIONS

Payment in full for all work performed hereunder during any month shall be made not later than the tenth day of the month next following. Final and complete payment for all work performed hereunder shall be made not later than fifteen (15) days after the completion of such work. Interest at the highest rate allowable under the laws of the jurisdiction in which the contract is executed, or one- and one-half percent (1.5%) per month, whichever is less, shall be charged and paid on all unpaid balances from the due date to the date we receive payment.

We shall not become obligated to perform the work called for under this Proposal and Contract until we check and approve your credit. This Proposal and Contract shall be null and void if your credit is not approved. If credit conditions become unsatisfactory at any time prior to our completion of the work hereunder, we shall be furnished adequate security upon our request.

Any deviations from the specifications or modifications of the terms of this contract and any extra or incidental work, or reductions in work, shall be set forth in writing and signed by both parties prior to the making of such change. We will be compensated for any increase in our costs caused by such change, on the basis of the increase plus ten percent (10%) profit. If a time is set for the performance of the work, and if, in our sole judgment, such change will increase the time necessary for our performance, we will be granted a reasonable extension of time.

We will provide and pay for Workmen's Compensation Insurance covering our employees and Public Liability and Property Damage Insurance protecting ourselves. We will also assume responsibility for the collection and payment of Social Security and the State Unemployment Taxes applicable to our employees. You agree to carry Public Liability and Property Damage Insurance sufficient to protect yourself against any and all claims arising from the performance of the work, including but not limited to claims arising under your agreement to indemnify and hold us harmless under the final paragraph of this Proposal and Contract.

We shall be provided with suitable access to the work area. If our work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be so performed as to permit us to perform our work hereunder in a normal uninterrupted single shift operation.

Unless a time for the performance of our work is specified, we shall undertake it in the course of our normal operating schedule. We shall not be liable for any failure to undertake or complete the work for causes beyond our control, including but not limited to fire, flood, or other casualty; labor disputes or other disagreements; and accidents or other mishaps, whether affecting this work or other operations in which we are involved, directly or indirectly.

If for causes beyond our control our work is not completed within twelve (12) months after the date of your acceptance of the proposal, we may cancel this agreement at any time thereafter on ten (10) days notice. In such event (i) we shall be relieved of any further obligation with respect to the balance of this work; and (ii) we shall be entitled to receive final and complete payment for all work performed by us to the date of cancellation within fifteen (15) days thereafter.

We shall not be responsible for, and you agree to indemnify and hold us harmless from, any suit, claim, liability, cost or expense arising from or in any way related to: sidewalks, driveways or other improvements located within our work area or designated areas of access, and to adjacent property and improvements; subsurface conditions; and any and all other alleged damages to persons or property, including but not limited to personal injury and death, arising from the performance of the work, unless such alleged damages arise from our sole negligence. You

further agree to indemnify and protect us and save harmless from any and all loss, damage, costs, expenses and attorney's fees suffered or incurred on account of our breach of any obligations and covenants of this contract. It is further understood that we shall not be responsible for any damage to or deterioration of any of our work, whether completed or in process, resulting from any cause or causes beyond our reasonable control, including but not limited to design, failure of subgrade or other subsurface conditions, or failure or inadequacy of any labor or materials not furnished and installed by us, whether or not such failure or inadequacy was or could have been known at the time our work was undertaken or work performed under adverse weather conditions. You agree that the proper jurisdiction and venue for adjudication concerning this contract is Coweta County, Georgia and you waive any right to jurisdiction and venue in any other place.


Steve Ledbetter, PhD

Spalding County
County Manager
(770) 467-4224 Work
(678) 544-6156 Mobile
sledbetter@spaldingcounty.com
119 E Solomon Street
Griffin, GA 30223
www.spaldingcounty.com

Warning: Under Georgia law, there is no liability for an injury or death of an individual entering our premises if such injury or death results from the inherent risks of contracting COVID-19. You are assuming this risk by entering our premises.

From: Kevin King <kking@spaldingcounty.onmicrosoft.com>

Sent: Friday, July 24, 2026 15:34

To: Steve Ledbetter <sledbetter@spaldingcounty.com>; TJ <timberger@spaldingcounty.com>

Cc: Glenn Polk <gpolk@spaldingcounty.com>; Mike Byrd <mbyrd@spaldingcounty.com>

Subject: Re: Fire Station 7 Milling & Paving

Steve after looking at both proposals very good, I think that Peidmont Paving would be the better of my professional opinion. They quoted the striping of the parking area, which is a plus when the other quote did not. and we could possibly do away with the traffic control with limited work being done where traffic control is an area of concern. If you have any more concerns, please do not hesitate to reach out.

Thanks,

Kevin King

Road Construction Supervisor
Spalding County Public Works
Cell: 678-572-8449
Business: 770-467-4774



From: Steve Ledbetter <sledbetter@spaldingcounty.com>

Sent: Friday, July 24, 2026 7:49 AM

To: TJ <timberger@spaldingcounty.com>; Kevin King <kking@spaldingcounty.onmicrosoft.com>

Cc: Glenn Polk <gpolk@spaldingcounty.com>; Mike Byrd <mbyrd@spaldingcounty.com>

Subject: FW: Fire Station 7 Milling & Paving

Good morning, Kevin.

If you have a few minutes, would you please review the attached documents and **provide your professional opinion** on which option would be best for us to pave the driveway at Station 7?

Thank you in advance,



Consider approval of second reading of the Stormwater Utility Ordinance.

Requesting Agency
Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[DRAFT Storm Water Utility Ordinance_v.07.14.2026.pdf](#)

[DRAFT Storm Water Utility Ordinance_summary page v.07.14.2026-_summary_page.pdf](#)

SWU ORDINANCE DRAFT 7/14/2026

(Ord. No. xxxxx)

ARTICLE XXX - STORMWATER UTILITY ENTERPRISE FUND ESTABLISHMENT

Sec. 000-001. - Short title, authority and applicability.

(a) This article shall be known and cited as the Spalding County Stormwater Utility Enterprise Fund Ordinance.

(b) The County provides essential stormwater management services and facilities throughout Spalding County (hereinafter "the County") in accordance with the Georgia Constitution of 1983, including, without limitation, Article IX, Section II, Paragraph I and III, and O.C.G.A. § 36-82-62, and is further authorized thereunder to collect revenue for provision of those services.

(Ord. No. xxxxx)

Sec. 000-002. – Findings.

The Board of Commissioners of Spalding County, Georgia makes the following findings:

- (a) Stormwater management services as well as stormwater management systems and facilities assist the County in protecting the public health, safety and welfare, and the environment. Provision of stormwater management services, stormwater management systems and facilities and regulation of the use thereof renders and/or results in both service and benefit to individual parcels, parcel owners, citizens and residents of the County and to all parcels, parcel owners, citizens and the environment in a variety of ways.
- (b) The County is required under federal and state regulations (i.e. the Federal Clean Water Act and the County's National Pollutant Discharge Elimination System ("NPDES") Phase II Stormwater Permit) to provide management of stormwater runoff quality to mitigate the impacts of pollutants which may be discharged from the public municipal separate storm sewer system ("MS4") into State of Georgia or United States' waters.
- (c) The provision of stormwater management services and stormwater management systems and facilities in the County promotes an essential regulatory and public safety purpose by influencing where stormwater runoff flows and how it is managed, thereby reducing flooding, erosion, and water pollution caused by stormwater runoff.
- (d) Spalding County presently owns and operates stormwater management systems and facilities which have been developed over many years. The future usefulness of the existing stormwater management systems and facilities owned and operated by the County, and of additions and improvements thereto, rests on the ability of the County to effectively manage, protect, control, regulate, use, and enhance stormwater management systems and facilities in the County in concert with the management of other public utilities in the County. In order to do so, the County must have adequate and stable funding for its stormwater management program's operating needs and capital program.
- (e) In promulgating the regulations contained in this article, the County is acting pursuant to authority granted by the constitution and laws of the state and its County Charter to provide for stormwater management collection and disposal services for the collection, conveyance, storage, treatment and disposal of stormwater provides services to all properties within the County.
- (f) Therefore, the County hereby establishes a stormwater utility and enterprise fund. A stormwater user rate will be charged for all properties that may discharge, directly or indirectly, into the stormwater conveyance system, or may use stormwater services associated with County roads or other facilities, whether the property is private or public in nature.
- (g) It is practical and equitable to allocate the cost of stormwater management among the owners and/or tenants of properties in proportion to the demands the properties impose on the County's stormwater

management systems and facilities which result in services to such properties and the owners and/or tenants thereof. The fair and equitable apportionment of costs via the stormwater user rate correlates to the stormwater management services provided to that property and the runoff demand that the property imposes on the public drainage system and the County stormwater management program.

- (h) The amount of pervious and impervious surfaces on each property is the most important factor influencing the stormwater runoff contribution of that property; the corresponding demand the property imposes on the stormwater management program; and the cost of providing stormwater management services to that property by the County. Therefore, the amount of pervious and impervious surface on each property is the most significant parameter for calculating an annual stormwater user rate; and the County deems it appropriate to impose a stormwater user rate upon all properties that may discharge, directly or indirectly, into the public drainage system whether the property is private or public in nature.
- (i) A schedule of stormwater utility user rates based primarily on the amount of pervious and impervious surface located on each property is the most appropriate and equitable means of allocating the cost of stormwater management services throughout the County. Stormwater utility user rates may be designed with specific modifiers to further enhance customer equity, as well as customer understanding of the user rate structure, while at the same time minimizing the County's customer account management and maintenance efforts.
- (j) Stormwater utility user rates may be supplemented by other funding which addresses specific needs, including, but not limited to, special district user rates, general fund allocations, revenue bonds, use of proceeds from special purpose local option sales taxes (SPLOST) and other forms of revenue, as deemed appropriate by the Board of Commissioners.
- (k) The existence of privately owned and maintained on-site stormwater control facilities, activities or assets which reduce, or otherwise mitigate, the impact of a particular property on the County's stormwater management program, and the stormwater utility's cost of providing stormwater management services and/or stormwater management systems and facilities, should be taken into account to reduce the stormwater user rate on that property in the form of a credit or increase the rate in the form of a penalty. Credits should be conditioned upon continuing provision of such services, systems, facilities, activities or assets in a manner complying with the standards and codes as determined by the stormwater utility. Credits and penalties for privately owned and maintained stormwater management systems, facilities, activities or assets shall be generally proportional to the effect that such systems have on the reduction and mitigation of the stormwater runoff impacts from the property.
- (l) In order to protect the health, safety and welfare of the public, the Spalding County Board of Commissioners hereby exercises its authority to establish a stormwater utility enterprise fund, as the best available means of addressing stormwater management program needs and priorities. By means of this article, the County will enact a stormwater user rate structure and a procedure for the establishment of a user billing rate related to the provision of stormwater management services.

(Ord. No. xxx)

Sec. 000-003 - Definitions.

The following definitions shall apply to this article. Any word or phrase not defined below but otherwise defined in this Code shall be given that meaning. All other words or phrases shall be given their common ordinary meaning unless the context clearly requires otherwise.

Credit shall mean a conditional reduction allowed against the stormwater user rate charged to an individual parcel based upon the technical requirements and the design and performance standards contained in the Spalding County Stormwater Utility Policy Manual which may be updated or amended from time to time. A credit is a special assessment reducing the stormwater user rate.

County standards shall mean the County ordinances that govern water quality and water quantity including but not limited to the development regulations; post development stormwater management ordinance; floodplain management ordinance; watershed protection ordinance; soil erosion, sedimentation and pollution control ordinance; illicit discharge detection and elimination ordinance; stream buffer protection ordinance; zoning ordinance; the Georgia Stormwater Management Manual (GSMM), and all procedures, rules and policies pertaining thereto as these may be updated or amended from time to time.

Customers shall include all persons, parcels, and entities served by the stormwater utility's management, maintenance, extension, and improvement of the public stormwater management systems and facilities and regulation of public and private stormwater systems, facilities, and activities related thereto, and persons, parcels, and entities which will ultimately be served or benefited as a result of the stormwater management program.

Detached dwelling unit shall mean developed land containing one structure which is not attached to another dwelling and which contains one or more bedrooms, with a bathroom and kitchen facilities, designed for occupancy by one family. Detached dwelling units may include houses, manufactured homes, and mobile homes located on one or more individual lots or parcels of land. Developed land may be classified as a detached dwelling unit despite the presence of incidental structures associated with residential uses such as garages, carports, or small storage buildings, or the presence of a commercial use within the dwelling unit so long as such use does not result in additional impervious areas such as parking spaces, playgrounds, or structures or additions to the building which are used as offices, storage facilities, meeting rooms, classrooms, houses of worship, or similar nonresidential uses. Detached dwelling unit shall not include developed land containing: structures used primarily for nonresidential purposes, manufactured homes and mobile homes located within manufactured home or mobile home parks where the land is owned by others than the owners of the manufactured homes or mobile homes, or multiple dwelling unit (4 units and greater) residential properties.

Developed land shall be all real property altered from a natural state by grading, paving, compaction, construction of structures, impervious surfaces, or drainage works so that the hydrologic response of the property is changed from that which would occur in its original and natural undeveloped state to a meaningful extent as determined through the Policy Manual impervious surface assessment procedures.

Direct lien shall mean a lien enforced against an individual or parcel prior to obtaining a judgment against the individual or parcel, such as liens established by operation of law for unpaid taxes.

Director shall mean the director of public works or his/her designee.

Duplex and **triplex** mean developed land containing two (duplex) or three (triplex) attached residential dwelling units located on one or more parcels of land. In the application of stormwater service charge rates, duplexes and triplexes shall be treated as two and three (respectively) detached dwelling units.

Equivalent Residential Unit (ERU) is defined to serve as a common reference point for comparing various properties and attaining an equitable distribution of the cost of services and facilities through a stormwater management service charge. The Equivalent Residential Unit in Spalding County is determined through technical analyses to be represented by the average area of imperviousness of the approximate 75th percentile of detached dwellings of residential parcels of record, as provided in the Policy Manual. The ERU is the metric that shall be used to determine and compute the stormwater user rate for all developed properties within Spalding County.

Hydrologic response defines the manner and means whereby stormwater runoff collects, remains, diverts, infiltrates, and is conveyed from a property. Hydrologic response is dependent on several factors including, but not limited to, the amount of pervious and impervious surface, the parcel's size, the parcel's shape, the parcel's topography, the parcel's vegetative canopy, the parcel's groundwater characteristics, the parcel's on-site operations, the parcel's stormwater controls, the parcel's antecedent moisture as well as the parcel's geologic and hydro-geologic characteristics.

Impervious surfaces shall mean any paved, hardened or structural surfaces, including but not limited to buildings, decks, driveways, parking areas, patios, streets, swimming pools, tennis courts, walkways or other structures and/or improvements on a property, which prevent or impede the infiltration of rainfall and stormwater into the soil.

Multiple dwelling unit residential properties means developed land whereon four or more attached residential dwelling units are located and shall include, but not limited to, apartment houses, condominiums, townhomes, attached single-family homes, boarding houses, group homes, hotels and motels, retirement centers, and other structures in which four or more family groups commonly and normally reside or could reside. In the application of stormwater service charge rates, multiple dwelling unit properties shall be treated as other developed lands.

Parcel shall mean a designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon.

Penalty shall mean a fee leveraged in excess of the stormwater user rate charged to an individual parcel based upon failure to adhere to the standards for private stormwater facility management referenced or contained in the Spalding County Stormwater Utility Policy Manual which may be updated or amended from time to time. A penalty is a special assessment added to the stormwater user rate.

Policy Manual shall mean the separately published Spalding County Stormwater Policy Manual, as last updated.

Private stormwater management systems and facilities shall mean those natural and manmade channels, swales, ditches, rivers, streams, creeks, branches, reservoirs, ponds, drainageways, inlets, catch basins, pipes, headwalls, storm drains, lakes and other physical works, properties and improvements which transfer, control, convey or otherwise influence the movement of stormwater runoff or water quality, which are not public. Inspection and maintenance of private stormwater management systems and facilities is the responsibility of the private owner of the property on which the infrastructure resides except as otherwise provided in the Policy Manual.

Public stormwater management systems and facilities shall mean those natural and manmade channels, swales, ditches, rivers, streams, creeks, branches, reservoirs, ponds, drainageways, inlets, catch basins, pipes, headwalls, storm drains, public streets, curbs and gutters, lakes and other physical works, properties and improvements which transfer, control, convey or otherwise influence either the movement of stormwater runoff or water quality, which are either owned by the County or other public entity, or over which the County has accepted an offer of dedication of a stormwater utility easement or other legally binding permanent right of use for stormwater drainage in accordance with the Policy Manual.

Stormwater management services may address the quality and the quantity of stormwater runoff and include all services provided by the County which relate to the MS4 program as applied throughout unincorporated Spalding County and incorporated jurisdictions therein where applicable based on effective mutual agreement.

Undeveloped land shall mean land in an unaltered natural state or land that has been modified to such minimal degree as to have a hydrologic response comparable to land in an unaltered natural state shall be deemed undeveloped. Undeveloped land shall have no pavement, asphalt, or compacted gravel surfaces or structures that create an impervious surface that would prevent infiltration of stormwater or

cause stormwater to collect, concentrate, or flow in a manner materially different than that which would occur if the land was in an unaltered natural state.

- (1) Transfer, control, conveyance or movement of stormwater runoff through the incorporated portions of the County;
- (2) Operation, maintenance, repair, enhancement and replacement of existing public stormwater management system facilities;
- (3) Planning, development, design and construction of additional stormwater management and facilities to meet current and anticipated needs;
- (4) Regulation of the use of stormwater management services or of stormwater management systems and facilities;
- (5) Education of the public as to stormwater management issues;
- (6) Development plan review to require compliance with applicable County standards;
- (7) Inspection and/or monitoring for water quantity and water quality to assess compliance with applicable County, state and federal water quality standards and stormwater management program requirements; and
- (8) Other services as the director or his/her designee may deem appropriate.

Stormwater user rate shall mean the periodic service charge imposed by the County to a parcel of land pursuant to this article for providing the stormwater management services and stormwater management systems and facilities, which revenues shall be used only for the purpose of funding the Spalding County Stormwater Utility's cost of providing stormwater management services and stormwater management systems and facilities. Stormwater user rate charges shall be based on the relative contribution of each parcel to the demand for stormwater management services, shall be structured so as to be fair and reasonable and shall bear a substantial relationship to the cost of providing stormwater management services and stormwater management systems and facilities. The cost of operating expenses, capital investments, and reserve accounts may be included in the stormwater user rate.

Stormwater utility shall mean the enterprise-funded County stormwater utility as established in section 000-004 of this article.

Stormwater Utility easement shall be an easement dedicated to the County giving the Spalding County Stormwater Utility the legally binding permanent right to use the easement for stormwater conveyance, storage, or treatment. This right shall include inspection, maintenance and/ or construction of a stormwater management system or facilities located within the easement.

(Ord. No. xxxxxxxx)

Sec. 000-004. - Stormwater utility enterprise fund established.

- (a) There is hereby established a stormwater utility enterprise fund to be known as the Spalding County Stormwater Utility Enterprise Fund, which shall be dedicated for the use and enhancement of the County's stormwater management systems and facilities and stormwater management program services.
- (b) The Spalding County Board of Commissioners shall place authority and responsibility with the director (or his/her designee) for the delivery of stormwater management program services as well as for the operation, maintenance, and regulation of the existing stormwater management systems and facilities owned and heretofore operated by the county and other related assets, including, but not

limited to, county owned properties upon which such facilities are located, easements, rights-of-entry and access, and certain equipment.

- (c) The County shall establish a Stormwater Utility Enterprise Fund within the County accounting systems for the purpose of dedicating and protecting all funding generated by the stormwater utility user rate charge to the operation of the stormwater management program and stormwater utility, including, but not limited to, rates, charges, and fees as may be established by the Board of Commissioners and maintained in the Office of the County Clerk, and as described in the Spalding County Stormwater Utility Policy Manual, which may be updated from time to time.
- (d) All revenues and receipts generated from the stormwater user rate charges shall be segregated and placed into the stormwater utility enterprise fund, and be expended solely for stormwater management purposes; provided, however, such fund may also pay a reasonable allocation of costs provided to the stormwater utility by the County's general fund, or other utilities of the County, in order to account for applicable overhead costs. Revenue from stormwater utility users shall be used only for the operating expenses and/or capital investments of the stormwater utility. However, other forms of revenue and/or financial resources, not accounted for in the stormwater utility user rate revenue, may be allocated as deemed appropriate by the County, to provide supplemental funding to the stormwater management program and stormwater management services.
- (e) It is required that the revenue proceeds from all user rate charges for stormwater management services, systems or facilities, together with any other supplemental revenues raised or otherwise allocated specifically to stormwater management services, systems or facilities, be dedicated solely to those purposes. Such user rate charge revenue proceeds and other supplemental revenues shall be deposited into the County of Spalding County Stormwater Utility Enterprise Fund. The user rate charge proceeds and other supplemental revenues shall remain in the enterprise fund, and be dispersed only for stormwater management capital improvements, facilities, equipment, operating and non-operating costs, lease payments, debt service payments, or other indebtedness related to the stormwater management program.

(Ord. No. xxxx)

Sec. 000-005. - Stormwater utility service area.

The stormwater utility service area shall encompass the legal boundary of unincorporated Spalding County and any incorporated cities therein if County management of the city's stormwater is performed under mutual agreement. The County has established that all developed parcels within the County boundary receive stormwater management program services, unless managed by an incorporated city absent any effective agreement for County participation. Developed properties within the defined service area will be assessed a stormwater user rate because they contribute stormwater runoff to the public drainage system, are directly or indirectly connected to the County's drainage system, and/or receive stormwater management services from the County to varying degrees.

(Ord. No. xxxx)

Sec. 000-006. - Scope of responsibility for the stormwater utility.

- (a) The stormwater utility shall provide stormwater management services for existing and proposed public stormwater management systems and facilities as defined in this article, subject to funding availability and to policy determinations as made by Spalding County in the best interest of public health, safety and general welfare. Additionally, the stormwater utility may accept the responsibility for providing stormwater management services to private stormwater management systems and facilities that connect to or drain to the public right-of-way, acceptance of which conforms to policies established in the Spalding County Stormwater Utility Policy Manual or as otherwise defined by private owner Memorandum of Understanding with Spalding County.
- (b) The County owns or has rights established by written agreements which allow the stormwater utility to provide stormwater management services and access those stormwater management systems and facilities which are located:

- (1) On property owned by the County;
 - (2) On properly permitted facilities within the public road rights-of-way of the County road system and, where the County has by agreement with a city or the state to maintain public roads and highways on the city road system and/or state highway system;
 - (3) On private property but within legally dedicated stormwater utility easements that have been granted to and accepted by the County, or where the County is otherwise permitted to undertake activities on such private property by written agreement rights-of-entry, rights-of-access, rights-of-use or other permanent provisions;
 - (4) On public land which is owned by another governmental entity with whom the County has a written agreement providing for the operation, maintenance, improvement and access to the stormwater management systems and facilities located thereon.
- (c) Stormwater management systems and facilities which are located on private property or on public property not owned by the County or leased to the County by another political subdivision of the state, and for which there has been no written agreement granting easements which have been dedicated to and accepted by the County, rights-of-entry, rights-of-access, rights-of-use or other form of dedication thereof to the County for operation, maintenance, improvement and access of such stormwater management systems and facilities, shall be and remain the legal responsibility of the property owner, except as otherwise provided for by applicable state and federal laws.
- (d) The County shall place responsibility with the director or his/her designee for operation, maintenance and regulation of the stormwater utility and stormwater management systems and facilities owned and operated, or maintained by the County, and other related assets, including, but not limited to, properties, other than road rights-of-way, upon which such stormwater management systems and facilities are located, easements, rights-of-entry and access and certain equipment used solely for stormwater management.
- (e) The stormwater utility may provide periodic inspection, testing, or engineering assessment of privately-owned stormwater management systems and facilities to ascertain that said facilities are functioning as designed and approved. After notice to the property owner, the stormwater utility may provide for remedial maintenance of said private facilities based upon the severity of stormwater problems and potential hazard to the public health, safety, and welfare and the environment. In cases where such remedial maintenance is required to be performed by the County, the County shall have the right to bill the owner of said private facility for the costs of such maintenance.
- (f) It is the express intent of this article to protect the public health, safety and general welfare of people, property and the environment, in general, but not to create any special duty or relationship with any individual person, or to any specific parcel within or outside the corporate limits of the County. The County expressly reserves the right to assert all available immunities and defenses in any action seeking to impose monetary damages or equitable remedies upon the County, its Board of Commissioners, officers, employees and agents arising out of any alleged failure or breach of duty or relationship.
- (g) If any permit, plan approval, inspection, or similar act is required by the County as a condition precedent to any land disturbance or construction activity upon property not owned by the County pursuant to this or any other regulatory code, ordinance, regulation or rule of the County, or under federal or state law, the issuance of such permit, plan approval or inspection shall not be deemed to constitute a warranty, express or implied, nor shall it afford the basis for any action, including any action based on failure to permit, negligent issuance of a permit, negligent plan approval, negligent construction of permitted system or facility, or negligent maintenance of any permitted stormwater management system or facility not expressly dedicated to and accepted by the County for further maintenance in an action seeking the imposition of money damages or equitable remedies against the County, its Board of Commissioners, officers, employees or agents.

(Ord. No. xxxxx)

Sec. 000-007. - Rates of stormwater user rate charges to be established.

- (a) In order to recover the cost of providing stormwater services and stormwater management systems/facilities while fairly and reasonably apportioning the costs among properties throughout the County, the Board of Commissioners shall establish by adoption of a rate schedule for stormwater user charge rates, which shall apply uniformly throughout the stormwater utility service area encompassing the legal limits of the County. The rate schedule will be described in the Spalding County Stormwater Utility Policy Manual and may be updated from time to time.
- (b) The billing rates may be modified as needed by the Board of Commissioners, as described in the Spalding County Stormwater Utility Policy Manual, to meet the financial and operational needs of the Spalding County Stormwater Utility. In setting or modifying such rates, it shall be the goal of the County to establish rates that are fair, equitable and reasonable, and which, together with other funding sources available to the Spalding County Stormwater Utility for services, systems, and/or facilities related to stormwater management are sufficient to support the cost of the stormwater management program, including, but not limited to, the payment of principal and interest on debt obligations, lease payments, operating expenses, capital outlays, non-operating expenses, provisions for prudent reserves and other stormwater utility related costs as deemed appropriate by the County.
- (c) Categories will be established, as described in the Spalding County Stormwater Utility Policy Manual, for parcels with detached dwellings and other impervious development.
- (d) Special assessments (credits and penalties) may be applied to the stormwater user rate charges as described in the Spalding County Stormwater Utility Policy Manual, which may be updated or amended from time to time.

(Ord. No. xxxx)

Sec. 000-008. – Effective date of stormwater user rate charges.

- (a) The stormwater utility user rate charges shall accrue beginning on the effective date of this Ordinance in an amount to be established by resolution of the Board of Commissioners, as may be amended from time to time, and shall thereafter be billed periodically as outlined in the Spalding County Stormwater Utility Policy Manual.

(Ord. No. xxxxx)

Sec. 000-009. - Stormwater user rate charge exemptions and special assessments.

- (a) Except as provided in this section or otherwise provided by law, no developed public or private property located in Spalding County shall be exempt from the stormwater user rate assessment.
- (b) Special Assessments: The stormwater utility user rate charge is not a tax and no exception, credit, penalty, offset, or other reduction or penalty in stormwater user rate charges shall be granted or imposed based on age, tax status, economic status, race, religion, disability, or other condition unrelated to the stormwater utility's cost of providing stormwater management program services and facilities. Special assessments (credits, and penalties and fees) are described in the Spalding County Stormwater Utility Policy Manual, as may be updated or amended from time to time.
- (c) Exemptions to the stormwater user rate charges are described in the Spalding County Stormwater Utility Policy Manual, as may be updated or amended from time to time.

(Ord. No. xxxxx)

Sec. 000-010. - Stormwater user rate charge, billing, delinquencies and collections.

- (a) Billing.
 - (1) A bill for stormwater user rate charges shall be included on the Spalding County property tax bills, as convenience for collection purposes, and as such will follow the due dates determined by the Spalding County Tax Commissioner. User rate charges are calculated according to customer classification – detached residential dwellings and other properties as outlined in the Spalding County Stormwater Utility Policy Manual.
 - (2) The Board of Commissioners authorizes the director or his/her designee to charge and collect penalties and interest as set forth in subsection (b) of this section.

- (3) If a bill for a stormwater user rate charge for a particular parcel is generated, failure to receive the bill shall not be justification for nonpayment.
- (4) Regardless of the party to whom the bill is initially directed, the owner of the property, as identified from the public land records of Spalding County, shall be obligated to pay the appropriate stormwater user rate charge for that property and any interest and/or penalties that have accrued and due and owing as set forth in this section. When a property is sold within a billing year, the County may prorate for each party the rate upon receipt of evidence showing the sale date and the names and current addresses of the parties to the property sale.
- (5) If a property is unbilled, or if no bill is sent for a particular property, the County's stormwater utility may back bill for a period of up to three years, but shall not be entitled to any interest or any penalty charges during the back billed period.

(b) Delinquencies and collection.

- (1) The director or his/her designee shall be authorized to enter into written agreements to pay any amounts due and owing over a period of time.
- (2) A penalty or late charge in the amount of ten percent of the amount due and unpaid on the due date shall be assessed.
- (3) In addition to the penalty stated above, interest in the amount of one percent per calendar month (12 percent annually) shall accrue on all unpaid amounts beginning on July 1st of the year in which the payment is due, provided, however, that the director or his/her designee may halt interest accrual if a written agreement is reached.
- (4) When a property is sold within a billing year, the County may waive any penalty, late charge and/or interest upon receipt of evidence showing the sale date and the names and addresses of the parties to the sale.

(Ord. No. xxxxxx)

Sec.000-011. - Stormwater utility inspections and enforcement.

- (a) All owners of developed property within the County shall provide, manage, maintain, and operate on-site stormwater management systems sufficient to collect, convey, detain, and discharge stormwater runoff in a safe manner consistent with all applicable County development regulations, ordinances, and state and federal laws, in accordance with the authority referenced in **Sec.000-001** herein. Any failure to meet this obligation shall constitute a violation of this article and be subject to citation and prosecution in the Spalding County Magistrate Court. Each day such violation exists shall constitute a separate offense.
- (b) In the event a public nuisance is deemed to exist by the director or his/her designee, the County may elect to litigate in Magistrate court to abate such nuisance. In the event a public nuisance is found by the court to exist, which the property owner fails to abate within such reasonable time as allowed by the court, the County may enter upon the property and conduct work as is reasonably necessary to be performed to remove any imminent threats to the health, safety and welfare of its citizens, with the actual cost thereof assessed against the property owner in a similar manner as a tax levied against the property. From date of filing of such abatement action, the County shall have lien rights which may be perfected, after judgment, by filing a notice of lien on the general execution docket of the County Magistrate court.
- (c) To the extent allowable by law, the County shall have the right for its employees or designated agents to inspect on-site stormwater management systems within the County to ensure compliance with the provisions of this article, and state and federal law. Such inspections shall generally be limited to the following purposes:
 - (1) Inspecting or conducting engineering analyses on existing stormwater management systems and facilities located on-site;
 - (2) Verification and review of information contained within a stormwater utility policy manual application; and
 - (3) Determining that stormwater management systems and facilities need to be constructed.

(Ord. No. xxxxx)

Sec. 000-012. - Stormwater user rate appeal and adjustments.

The director or his/her designee shall administer the procedures and standards for the appeal and adjustment of the stormwater user rate charge.

- (a) If a customer believes his/her stormwater user rate charge is incorrect, the customer may seek an adjustment of the user rate allocated to a property at any time by submitting the request in writing to the director or his/her designee on forms provided by the County and setting forth in detail the grounds upon which relief is sought. The customer's stormwater utility account must be paid and current prior to consideration of an adjustment request by the County, except during the period prior to issuance of the first bill.
- (b) If the County staff cannot make a determination based on field inspection and/or review of existing County aerial photography or digital data, customers may provide, at their own expense, accurate pervious and impervious area and other supplemental information to the director or his/her designee, including, but not limited to, a survey certified by a registered land surveyor or a professional engineer. Failure to provide the required information within the time limits established by the director or his/her designee, as may be reasonably extended, may result in denial of the customer's adjustment request.
- (c) Once a completed adjustment request and all required information has been received, the director or his/her designee shall within 60 calendar days render a written decision.
- (d) In considering an adjustment request, the director or his/her designee shall consider whether the calculation of the stormwater user rate charge for the property is correct.
- (e) The director's decision shall be in writing and will be mailed to the address provided on the adjustment request, and the decision shall be complete upon mailing.
- (f) If the result of an adjustment is that a refund is due to the applicant, the refund will be made to the applicant in a timely manner.

POLICY MANUAL THREADS

Threshold for "Developed Land" and other Exceptions:

- (1) Parcels which contain 200 square feet, or less, of runoff area shall be exempt from stormwater user rate charges.

- (2) Linear railroad rights-of-way (i.e. tracks, rails, and roadbed) outside of the defined yard limits shall be exempt from stormwater user rate charges. This exemption is in recognition of routine drainage system maintenance and capital construction activities undertaken by the railroad company associated with rights-of-way and drainage conveyance systems. However, railroad stations, rail yards, maintenance buildings, and/or other improved property used for railroad operations shall not be exempt from stormwater user rate charges.
- (3) All developed property owned by the County shall be subject to the imposition of stormwater user rate charges in accordance with this article. Spalding County streets and rights-of-way shall not be exempt from County stormwater user rate charges. The stormwater utility shall charge the County a user rate for the County's runoff area resulting from the County's impervious surfaces which are owned and/or maintained by the County within the public rights-of-way.
- (4) Private residential driveway culverts will be maintained by the County according to the standards defined in the Policy Manual, which will outline reasonable maintenance and replacement, excluding responsibility for gross negligence or damage. Existing culverts (pre-dating adoption of the Ordinance) are accepted by the County as being "properly permitted".
- (5) Georgia Department of Transportation (GDOT) roads and rights-of-way shall not be exempt from stormwater user rate charges. Additionally, maintenance buildings and/or other developed property used for GDOT purposes shall not be exempt from stormwater user rate charges.
- (6) Artificial Intelligence (AI) flyover categories for Impervious vs. Pervious surfaces are currently established as follows:

AI Impervious Category Impervious Status for SWU Rate Calculation	
<i>Building</i>	Impervious
<i>Concrete Patio</i>	Impervious
<i>Deck</i>	Impervious
<i>Heavily Compact Surface</i>	Impervious
<i>Paved Driveway</i>	Impervious
<i>Paved Parking</i>	Impervious
<i>Paved Road Intersection</i>	Impervious
<i>Paved Road Segment</i>	Impervious
<i>Paved Sidewalk</i>	Impervious
<i>Paved Sports Ground</i>	Impervious
<i>Pavement</i>	Impervious
<i>Railway</i>	Pervious (<i>linear</i> Railroad R/W unbilled)
<i>Swimming Pool</i>	Impervious
<i>Unpaved Driveway</i>	Impervious
<i>Unpaved Parking</i>	Impervious

<i>Unpaved Road Intersection</i>	Impervious
<i>Unpaved Road Segment</i>	Impervious
<i>Unpaved Sidewalk</i>	Pervious
<i>Unpaved Sport Ground</i>	Pervious

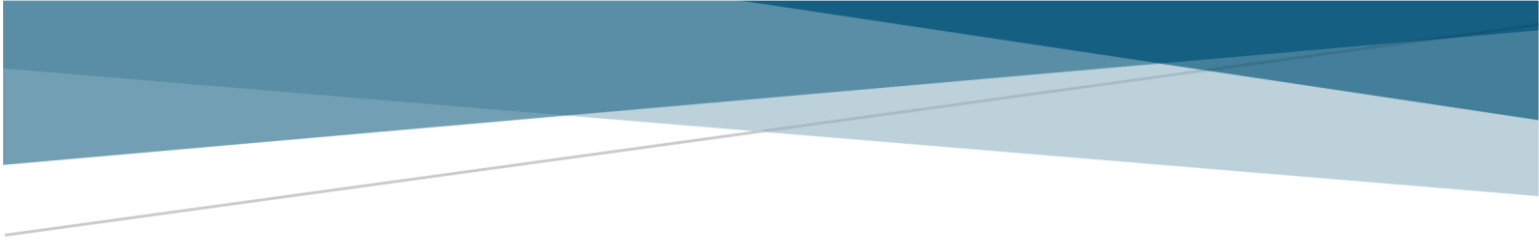
Framework language for Equivalent Residential Unit (ERU) and Special Assessments:

- (7) The Equivalent Residential Unit (ERU) has been determined to be four thousand (4,000) square feet of impervious area. The unit of four thousand (4,000) square feet of impervious area is hereinafter referred to as the ERU.
- (8) Detached dwellings will have a single “ERU” or “Equivalent Residential Unit” that will be an average of impervious area for the approximate 75th percentile of residential use detached dwellings throughout the County, as calculated by engineering analysis. Detached dwellings within the approximate 75th percentile will be billed at a Tier 1 Base Rate. Detached dwellings exceeding the approximate 75th percentile but within the approximate 85th percentile will be billed at a Tier 2 Base Rate. Detached dwellings exceeding the 85th percentile will be billed at a Standard Tier 2 rate, calculated according to the specific measured number of ERUs on the parcel.
 - a. The current 75th percentile of impervious area of residential detached dwellings is approximately six thousand (6,000) square feet. Thus, 6,000 square feet is defined as the upper threshold for Tier 1 customers. Tier 1 customers will be assessed at a Base Rate of \$60 for the first annual billing term.
 - b. The current average of the 75th percentile of impervious area of residential detached dwellings is approximately four thousand (4,000) square feet. This is the basis for the defined ERU.
 - c. The current 85th percentile of impervious area of residential detached dwellings is approximately nine thousand (9,000) square feet. Residential detached dwelling properties exceeding the 75th percentile but within the 85th percentile will be assessed as Tier 2 customers at a Base Rate of \$90 for the first annual billing term.
 - d. Residential detached dwellings exceeding the 85th percentile of impervious area will be billed as Standard Tier 2 customers in the same manner as “non-detached dwelling properties” as defined hereafter in part (9).
- (9) The rate for other, non-detached dwelling parcels shall be calculated based on the impervious surface of each parcel and shall be calculated as of the date of the most recent aerial photography available to the stormwater utility or using best available data such as survey information provided by a registered land surveyor. However, the director or his/her designee is authorized to adjust the pervious area calculations as necessary to address the stormwater utility operational needs.
 - a. Non-detached dwelling properties will be assessed at the Standard Tier 2 rate calculated according to the specific, measured number of ERUs on the parcel, with a minimum Tier 2 Base Rate of \$90 per year. Each ERU will be billed at \$90 (the Tier 2 rate) for the first annual billing term.
- (10) Owners of land may apply for and receive a stormwater user rate credit for designated on-site stormwater management systems/facilities and for other approved activities that reduce the County's cost to provide stormwater management services to the customer. The director or his/her designee shall determine such stormwater user rate credits according to the requirements and procedures within this Policy Manual, the County's design and performance standards, and the content of the owner's application.
 - a. The County's initial credit offering will be to properties demonstrating a small ratio of impervious surface area to total parcel area. Such properties provide a relatively

substantial area of pervious surface area for stormwater infiltration to offset impervious surface runoff, and therefore pose less demand on the County's stormwater infrastructure.

- b. A percentage of 2.5 is set for the County's first annual billing cycle as the threshold for the initial credit offering. Properties demonstrating less than 2.5% impervious area to total parcel area will be eligible for a 50% offset in their stormwater utility rate. Property owners must apply for consideration of the credit according to the procedures defined in the Policy Manual.

DRAFT



SWU ORDINANCE SUMMARY

7/14/2026 DRAFT

The proposed Stormwater Utility Ordinance establishes the Spalding County Stormwater Utility Enterprise Fund as a dedicated, self-supporting program to manage, maintain, improve, and fund the County's stormwater infrastructure and regulatory responsibilities. The ordinance is based on the County's need to comply with federal and state stormwater requirements, reduce flooding, erosion, and water pollution, and provide long-term funding for stormwater operations and capital improvements. It creates a County-wide stormwater utility service area, defines the roles and responsibilities of the utility, establishes an enterprise fund that can only be used for stormwater-related purposes, and authorizes the Board of Commissioners to adopt rates, fees, credits, penalties, and administrative procedures through a supporting Policy Manual.

The ordinance further establishes a user-fee system that allocates stormwater management costs to developed properties based primarily on the amount of impervious surface area that contributes runoff to the public drainage system. Residential properties would generally be charged using an Equivalent Residential Unit (ERU) methodology and tiered rate structure, while nonresidential properties would be billed according to measured impervious area. The ordinance provides procedures for billing, collections, appeals, inspections, enforcement, credits, penalties, and exemptions, while requiring property owners to maintain private stormwater facilities in compliance with County standards. Revenues generated by the utility would be dedicated exclusively to stormwater management services, infrastructure maintenance, regulatory compliance, capital improvements, equipment, reserves, and related debt obligations, creating a sustainable funding source for the County's current and future stormwater needs.

SWU ORDINANCE DRAFT 7/14/2026

(Ord. No. xxxxx)

ARTICLE XXX - STORMWATER UTILITY ENTERPRISE FUND ESTABLISHMENT

Sec. 000-001. - Short title, authority and applicability.

(a) This article shall be known and cited as the Spalding County Stormwater Utility Enterprise Fund Ordinance.

(b) The County provides essential stormwater management services and facilities throughout Spalding County (hereinafter "the County") in accordance with the Georgia Constitution of 1983, including, without limitation, Article IX, Section II, Paragraph I and III, and O.C.G.A. § 36-82-62, and is further authorized thereunder to collect revenue for provision of those services.

(Ord. No. xxxxx)

Sec. 000-002. – Findings.

The Board of Commissioners of Spalding County, Georgia makes the following findings:

- (a) Stormwater management services as well as stormwater management systems and facilities assist the County in protecting the public health, safety and welfare, and the environment. Provision of stormwater management services, stormwater management systems and facilities and regulation of the use thereof renders and/or results in both service and benefit to individual parcels, parcel owners, citizens and residents of the County and to all parcels, parcel owners, citizens and the environment in a variety of ways.
- (b) The County is required under federal and state regulations (i.e. the Federal Clean Water Act and the County's National Pollutant Discharge Elimination System ("NPDES") Phase II Stormwater Permit) to provide management of stormwater runoff quality to mitigate the impacts of pollutants which may be discharged from the public municipal separate storm sewer system ("MS4") into State of Georgia or United States' waters.
- (c) The provision of stormwater management services and stormwater management systems and facilities in the County promotes an essential regulatory and public safety purpose by influencing where stormwater runoff flows and how it is managed, thereby reducing flooding, erosion, and water pollution caused by stormwater runoff.
- (d) Spalding County presently owns and operates stormwater management systems and facilities which have been developed over many years. The future usefulness of the existing stormwater management systems and facilities owned and operated by the County, and of additions and improvements thereto, rests on the ability of the County to effectively manage, protect, control, regulate, use, and enhance stormwater management systems and facilities in the County in concert with the management of other public utilities in the County. In order to do so, the County must have adequate and stable funding for its stormwater management program's operating needs and capital program.
- (e) In promulgating the regulations contained in this article, the County is acting pursuant to authority granted by the constitution and laws of the state and its County Charter to provide for stormwater management collection and disposal services for the collection, conveyance, storage, treatment and disposal of stormwater provides services to all properties within the County.
- (f) Therefore, the County hereby establishes a stormwater utility and enterprise fund. A stormwater user rate will be charged for all properties that may discharge, directly or indirectly, into the stormwater conveyance system, or may use stormwater services associated with County roads or other facilities, whether the property is private or public in nature.
- (g) It is practical and equitable to allocate the cost of stormwater management among the owners and/or tenants of properties in proportion to the demands the properties impose on the County's stormwater

management systems and facilities which result in services to such properties and the owners and/or tenants thereof. The fair and equitable apportionment of costs via the stormwater user rate correlates to the stormwater management services provided to that property and the runoff demand that the property imposes on the public drainage system and the County stormwater management program.

- (h) The amount of pervious and impervious surfaces on each property is the most important factor influencing the stormwater runoff contribution of that property; the corresponding demand the property imposes on the stormwater management program; and the cost of providing stormwater management services to that property by the County. Therefore, the amount of pervious and impervious surface on each property is the most significant parameter for calculating an annual stormwater user rate; and the County deems it appropriate to impose a stormwater user rate upon all properties that may discharge, directly or indirectly, into the public drainage system whether the property is private or public in nature.
- (i) A schedule of stormwater utility user rates based primarily on the amount of pervious and impervious surface located on each property is the most appropriate and equitable means of allocating the cost of stormwater management services throughout the County. Stormwater utility user rates may be designed with specific modifiers to further enhance customer equity, as well as customer understanding of the user rate structure, while at the same time minimizing the County's customer account management and maintenance efforts.
- (j) Stormwater utility user rates may be supplemented by other funding which addresses specific needs, including, but not limited to, special district user rates, general fund allocations, revenue bonds, use of proceeds from special purpose local option sales taxes (SPLOST) and other forms of revenue, as deemed appropriate by the Board of Commissioners.
- (k) The existence of privately owned and maintained on-site stormwater control facilities, activities or assets which reduce, or otherwise mitigate, the impact of a particular property on the County's stormwater management program, and the stormwater utility's cost of providing stormwater management services and/or stormwater management systems and facilities, should be taken into account to reduce the stormwater user rate on that property in the form of a credit or increase the rate in the form of a penalty. Credits should be conditioned upon continuing provision of such services, systems, facilities, activities or assets in a manner complying with the standards and codes as determined by the stormwater utility. Credits and penalties for privately owned and maintained stormwater management systems, facilities, activities or assets shall be generally proportional to the effect that such systems have on the reduction and mitigation of the stormwater runoff impacts from the property.
- (l) In order to protect the health, safety and welfare of the public, the Spalding County Board of Commissioners hereby exercises its authority to establish a stormwater utility enterprise fund, as the best available means of addressing stormwater management program needs and priorities. By means of this article, the County will enact a stormwater user rate structure and a procedure for the establishment of a user billing rate related to the provision of stormwater management services.

(Ord. No. xxx)

Sec. 000-003 - Definitions.

The following definitions shall apply to this article. Any word or phrase not defined below but otherwise defined in this Code shall be given that meaning. All other words or phrases shall be given their common ordinary meaning unless the context clearly requires otherwise.

Credit shall mean a conditional reduction allowed against the stormwater user rate charged to an individual parcel based upon the technical requirements and the design and performance standards contained in the Spalding County Stormwater Utility Policy Manual which may be updated or amended from time to time. A credit is a special assessment reducing the stormwater user rate.

County standards shall mean the County ordinances that govern water quality and water quantity including but not limited to the development regulations; post development stormwater management ordinance; floodplain management ordinance; watershed protection ordinance; soil erosion, sedimentation and pollution control ordinance; illicit discharge detection and elimination ordinance; stream buffer protection ordinance; zoning ordinance; the Georgia Stormwater Management Manual (GSMM), and all procedures, rules and policies pertaining thereto as these may be updated or amended from time to time.

Customers shall include all persons, parcels, and entities served by the stormwater utility's management, maintenance, extension, and improvement of the public stormwater management systems and facilities and regulation of public and private stormwater systems, facilities, and activities related thereto, and persons, parcels, and entities which will ultimately be served or benefited as a result of the stormwater management program.

Detached dwelling unit shall mean developed land containing one structure which is not attached to another dwelling and which contains one or more bedrooms, with a bathroom and kitchen facilities, designed for occupancy by one family. Detached dwelling units may include houses, manufactured homes, and mobile homes located on one or more individual lots or parcels of land. Developed land may be classified as a detached dwelling unit despite the presence of incidental structures associated with residential uses such as garages, carports, or small storage buildings, or the presence of a commercial use within the dwelling unit so long as such use does not result in additional impervious areas such as parking spaces, playgrounds, or structures or additions to the building which are used as offices, storage facilities, meeting rooms, classrooms, houses of worship, or similar nonresidential uses. Detached dwelling unit shall not include developed land containing: structures used primarily for nonresidential purposes, manufactured homes and mobile homes located within manufactured home or mobile home parks where the land is owned by others than the owners of the manufactured homes or mobile homes, or multiple dwelling unit (4 units and greater) residential properties.

Developed land shall be all real property altered from a natural state by grading, paving, compaction, construction of structures, impervious surfaces, or drainage works so that the hydrologic response of the property is changed from that which would occur in its original and natural undeveloped state to a meaningful extent as determined through the Policy Manual impervious surface assessment procedures.

Direct lien shall mean a lien enforced against an individual or parcel prior to obtaining a judgment against the individual or parcel, such as liens established by operation of law for unpaid taxes.

Director shall mean the director of public works or his/her designee.

Duplex and triplex mean developed land containing two (duplex) or three (triplex) attached residential dwelling units located on one or more parcels of land. In the application of stormwater service charge rates, duplexes and triplexes shall be treated as two and three (respectively) detached dwelling units.

Equivalent Residential Unit (ERU) is defined to serve as a common reference point for comparing various properties and attaining an equitable distribution of the cost of services and facilities through a stormwater management service charge. The Equivalent Residential Unit in Spalding County is determined through technical analyses to be represented by the average area of imperviousness of the approximate 75th percentile of detached dwellings of residential parcels of record, as provided in the Policy Manual. The ERU is the metric that shall be used to determine and compute the stormwater user rate for all developed properties within Spalding County.

Hydrologic response defines the manner and means whereby stormwater runoff collects, remains, diverts, infiltrates, and is conveyed from a property. Hydrologic response is dependent on several factors including, but not limited to, the amount of pervious and impervious surface, the parcel's size, the parcel's shape, the parcel's topography, the parcel's vegetative canopy, the parcel's groundwater characteristics, the parcel's on-site operations, the parcel's stormwater controls, the parcel's antecedent moisture as well as the parcel's geologic and hydro-geologic characteristics.

Impervious surfaces shall mean any paved, hardened or structural surfaces, including but not limited to buildings, decks, driveways, parking areas, patios, streets, swimming pools, tennis courts, walkways or other structures and/or improvements on a property, which prevent or impede the infiltration of rainfall and stormwater into the soil.

Multiple dwelling unit residential properties means developed land whereon four or more attached residential dwelling units are located and shall include, but not limited to, apartment houses, condominiums, townhomes, attached single-family homes, boarding houses, group homes, hotels and motels, retirement centers, and other structures in which four or more family groups commonly and normally reside or could reside. In the application of stormwater service charge rates, multiple dwelling unit properties shall be treated as other developed lands.

Parcel shall mean a designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon.

Penalty shall mean a fee leveraged in excess of the stormwater user rate charged to an individual parcel based upon failure to adhere to the standards for private stormwater facility management referenced or contained in the Spalding County Stormwater Utility Policy Manual which may be updated or amended from time to time. A penalty is a special assessment added to the stormwater user rate.

Policy Manual shall mean the separately published Spalding County Stormwater Policy Manual, as last updated.

Private stormwater management systems and facilities shall mean those natural and manmade channels, swales, ditches, rivers, streams, creeks, branches, reservoirs, ponds, drainageways, inlets, catch basins, pipes, headwalls, storm drains, lakes and other physical works, properties and improvements which transfer, control, convey or otherwise influence the movement of stormwater runoff or water quality, which are not public. Inspection and maintenance of private stormwater management systems and facilities is the responsibility of the private owner of the property on which the infrastructure resides except as otherwise provided in the Policy Manual.

Public stormwater management systems and facilities shall mean those natural and manmade channels, swales, ditches, rivers, streams, creeks, branches, reservoirs, ponds, drainageways, inlets, catch basins, pipes, headwalls, storm drains, public streets, curbs and gutters, lakes and other physical works, properties and improvements which transfer, control, convey or otherwise influence either the movement of stormwater runoff or water quality, which are either owned by the County or other public entity, or over which the County has accepted an offer of dedication of a stormwater utility easement or other legally binding permanent right of use for stormwater drainage in accordance with the Policy Manual.

Stormwater management services may address the quality and the quantity of stormwater runoff and include all services provided by the County which relate to the MS4 program as applied throughout unincorporated Spalding County and incorporated jurisdictions therein where applicable based on effective mutual agreement.

Undeveloped land shall mean land in an unaltered natural state or land that has been modified to such minimal degree as to have a hydrologic response comparable to land in an unaltered natural state shall be deemed undeveloped. Undeveloped land shall have no pavement, asphalt, or compacted gravel surfaces or structures that create an impervious surface that would prevent infiltration of stormwater or cause stormwater to collect, concentrate, or flow in a manner materially different than that which would occur if the land was in an unaltered natural state.

(1) Transfer, control, conveyance or movement of stormwater runoff through the incorporated portions of the County;

- (2) Operation, maintenance, repair, enhancement and replacement of existing public stormwater management system facilities;
- (3) Planning, development, design and construction of additional stormwater management and facilities to meet current and anticipated needs;
- (4) Regulation of the use of stormwater management services or of stormwater management systems and facilities;
- (5) Education of the public as to stormwater management issues;
- (6) Development plan review to require compliance with applicable County standards;
- (7) Inspection and/or monitoring for water quantity and water quality to assess compliance with applicable County, state and federal water quality standards and stormwater management program requirements; and
- (8) Other services as the director or his/her designee may deem appropriate.

Stormwater user rate shall mean the periodic service charge imposed by the County to a parcel of land pursuant to this article for providing the stormwater management services and stormwater management systems and facilities, which revenues shall be used only for the purpose of funding the Spalding County Stormwater Utility's cost of providing stormwater management services and stormwater management systems and facilities. Stormwater user rate charges shall be based on the relative contribution of each parcel to the demand for stormwater management services, shall be structured so as to be fair and reasonable and shall bear a substantial relationship to the cost of providing stormwater management services and stormwater management systems and facilities. The cost of operating expenses, capital investments, and reserve accounts may be included in the stormwater user rate.

Stormwater utility shall mean the enterprise-funded County stormwater utility as established in section 000-004 of this article.

Stormwater Utility easement shall be an easement dedicated to the County giving the Spalding County Stormwater Utility the legally binding permanent right to use the easement for stormwater conveyance, storage, or treatment. This right shall include inspection, maintenance and/ or construction of a stormwater management system or facilities located within the easement.

(Ord. No. xxxxxxx)

Sec. 000-004. - Stormwater utility enterprise fund established.

- (a) There is hereby established a stormwater utility enterprise fund to be known as the Spalding County Stormwater Utility Enterprise Fund, which shall be dedicated for the use and enhancement of the County's stormwater management systems and facilities and stormwater management program services.
- (b) The Spalding County Board of Commissioners shall place authority and responsibility with the director (or his/her designee) for the delivery of stormwater management program services as well as for the operation, maintenance, and regulation of the existing stormwater management systems and facilities owned and heretofore operated by the county and other related assets, including, but not limited to, county owned properties upon which such facilities are located, easements, rights-of-entry and access, and certain equipment.
- (c) The County shall establish a Stormwater Utility Enterprise Fund within the County accounting systems for the purpose of dedicating and protecting all funding generated by the stormwater utility user rate charge to the operation of the stormwater management program and stormwater utility, including, but not limited to, rates, charges, and fees as may be established by the Board of Commissioners and maintained in the Office of the County Clerk, and as described in the Spalding County Stormwater Utility Policy Manual, which may be updated from time to time.
- (d) All revenues and receipts generated from the stormwater user rate charges shall be segregated and placed into the stormwater utility enterprise fund, and be expended solely for stormwater management purposes; provided, however, such fund may also pay a reasonable allocation of costs provided to the stormwater utility by the County's general fund, or other utilities of the County, in order

to account for applicable overhead costs. Revenue from stormwater utility users shall be used only for the operating expenses and/or capital investments of the stormwater utility. However, other forms of revenue and/or financial resources, not accounted for in the stormwater utility user rate revenue, may be allocated as deemed appropriate by the County, to provide supplemental funding to the stormwater management program and stormwater management services.

- (e) It is required that the revenue proceeds from all user rate charges for stormwater management services, systems or facilities, together with any other supplemental revenues raised or otherwise allocated specifically to stormwater management services, systems or facilities, be dedicated solely to those purposes. Such user rate charge revenue proceeds and other supplemental revenues shall be deposited into the County of Spalding County Stormwater Utility Enterprise Fund. The user rate charge proceeds and other supplemental revenues shall remain in the enterprise fund, and be dispersed only for stormwater management capital improvements, facilities, equipment, operating and non-operating costs, lease payments, debt service payments, or other indebtedness related to the stormwater management program.

(Ord. No. xxxx)

Sec. 000-005. - Stormwater utility service area.

The stormwater utility service area shall encompass the legal boundary of unincorporated Spalding County and any incorporated cities therein if County management of the city's stormwater is performed under mutual agreement. The County has established that all developed parcels within the County boundary receive stormwater management program services, unless managed by an incorporated city absent any effective agreement for County participation. Developed properties within the defined service area will be assessed a stormwater user rate because they contribute stormwater runoff to the public drainage system, are directly or indirectly connected to the County's drainage system, and/or receive stormwater management services from the County to varying degrees.

(Ord. No. xxxx)

Sec. 000-006. - Scope of responsibility for the stormwater utility.

- (a) The stormwater utility shall provide stormwater management services for existing and proposed public stormwater management systems and facilities as defined in this article, subject to funding availability and to policy determinations as made by Spalding County in the best interest of public health, safety and general welfare. Additionally, the stormwater utility may accept the responsibility for providing stormwater management services to private stormwater management systems and facilities that connect to or drain to the public right-of-way, acceptance of which conforms to policies established in the Spalding County Stormwater Utility Policy Manual or as otherwise defined by private owner Memorandum of Understanding with Spalding County.
- (b) The County owns or has rights established by written agreements which allow the stormwater utility to provide stormwater management services and access those stormwater management systems and facilities which are located:
 - (1) On property owned by the County;
 - (2) On properly permitted facilities within the public road rights-of-way of the County road system and, where the County has by agreement with a city or the state to maintain public roads and highways on the city road system and/or state highway system;
 - (3) On private property but within legally dedicated stormwater utility easements that have been granted to and accepted by the County, or where the County is otherwise permitted to undertake activities on such private property by written agreement rights-of-entry, rights-of-access, rights-of-use or other permanent provisions;
 - (4) On public land which is owned by another governmental entity with whom the County has a written agreement providing for the operation, maintenance, improvement and access to the stormwater management systems and facilities located thereon.
- (c) Stormwater management systems and facilities which are located on private property or on public property not owned by the County or leased to the County by another political subdivision of the state,

and for which there has been no written agreement granting easements which have been dedicated to and accepted by the County, rights-of-entry, rights-of-access, rights-of-use or other form of dedication thereof to the County for operation, maintenance, improvement and access of such stormwater management systems and facilities, shall be and remain the legal responsibility of the property owner, except as otherwise provided for by applicable state and federal laws.

- (d) The County shall place responsibility with the director or his/her designee for operation, maintenance and regulation of the stormwater utility and stormwater management systems and facilities owned and operated, or maintained by the County, and other related assets, including, but not limited to, properties, other than road rights-of-way, upon which such stormwater management systems and facilities are located, easements, rights-of-entry and access and certain equipment used solely for stormwater management.
- (e) The stormwater utility may provide periodic inspection, testing, or engineering assessment of privately-owned stormwater management systems and facilities to ascertain that said facilities are functioning as designed and approved. After notice to the property owner, the stormwater utility may provide for remedial maintenance of said private facilities based upon the severity of stormwater problems and potential hazard to the public health, safety, and welfare and the environment. In cases where such remedial maintenance is required to be performed by the County, the County shall have the right to bill the owner of said private facility for the costs of such maintenance.
- (f) It is the express intent of this article to protect the public health, safety and general welfare of people, property and the environment, in general, but not to create any special duty or relationship with any individual person, or to any specific parcel within or outside the corporate limits of the County. The County expressly reserves the right to assert all available immunities and defenses in any action seeking to impose monetary damages or equitable remedies upon the County, its Board of Commissioners, officers, employees and agents arising out of any alleged failure or breach of duty or relationship.
- (g) If any permit, plan approval, inspection, or similar act is required by the County as a condition precedent to any land disturbance or construction activity upon property not owned by the County pursuant to this or any other regulatory code, ordinance, regulation or rule of the County, or under federal or state law, the issuance of such permit, plan approval or inspection shall not be deemed to constitute a warranty, express or implied, nor shall it afford the basis for any action, including any action based on failure to permit, negligent issuance of a permit, negligent plan approval, negligent construction of permitted system or facility, or negligent maintenance of any permitted stormwater management system or facility not expressly dedicated to and accepted by the County for further maintenance in an action seeking the imposition of money damages or equitable remedies against the County, its Board of Commissioners, officers, employees or agents.

(Ord. No. xxxxx)

Sec. 000-007. - Rates of stormwater user rate charges to be established.

- (a) In order to recover the cost of providing stormwater services and stormwater management systems/facilities while fairly and reasonably apportioning the costs among properties throughout the County, the Board of Commissioners shall establish by adoption of a rate schedule for stormwater user charge rates, which shall apply uniformly throughout the stormwater utility service area encompassing the legal limits of the County. The rate schedule will be described in the Spalding County Stormwater Utility Policy Manual and may be updated from time to time.
- (b) The billing rates may be modified as needed by the Board of Commissioners, as described in the Spalding County Stormwater Utility Policy Manual, to meet the financial and operational needs of the Spalding County Stormwater Utility. In setting or modifying such rates, it shall be the goal of the County to establish rates that are fair, equitable and reasonable, and which, together with other funding sources available to the Spalding County Stormwater Utility for services, systems, and/or facilities related to stormwater management are sufficient to support the cost of the stormwater

management program, including, but not limited to, the payment of principal and interest on debt obligations, lease payments, operating expenses, capital outlays, non-operating expenses, provisions for prudent reserves and other stormwater utility related costs as deemed appropriate by the County.

- (c) Categories will be established, as described in the Spalding County Stormwater Utility Policy Manual, for parcels with detached dwellings and other impervious development.
- (d) Special assessments (credits and penalties) may be applied to the stormwater user rate charges as described in the Spalding County Stormwater Utility Policy Manual, which may be updated or amended from time to time.

(Ord. No. xxxx)

Sec. 000-008. – Effective date of stormwater user rate charges.

- (a) The stormwater utility user rate charges shall accrue beginning on the effective date of this Ordinance in an amount to be established by resolution of the Board of Commissioners, as may be amended from time to time, and shall thereafter be billed periodically as outlined in the Spalding County Stormwater Utility Policy Manual.

(Ord. No. xxxxx)

Sec. 000-009. – Stormwater user rate charge exemptions and special assessments.

- (a) Except as provided in this section or otherwise provided by law, no developed public or private property located in Spalding County shall be exempt from the stormwater user rate assessment.
- (b) Special Assessments: The stormwater utility user rate charge is not a tax and no exception, credit, penalty, offset, or other reduction or penalty in stormwater user rate charges shall be granted or imposed based on age, tax status, economic status, race, religion, disability, or other condition unrelated to the stormwater utility's cost of providing stormwater management program services and facilities. Special assessments (credits, and penalties and fees) are described in the Spalding County Stormwater Utility Policy Manual, as may be updated or amended from time to time.
- (c) Exemptions to the stormwater user rate charges are described in the Spalding County Stormwater Utility Policy Manual, as may be updated or amended from time to time.

(Ord. No. xxxxx)

Sec. 000-010. – Stormwater user rate charge, billing, delinquencies and collections.

- (a) Billing.

(1) A bill for stormwater user rate charges shall be included on the Spalding County property tax bills, as convenience for collection purposes, and as such will follow the due dates determined by the Spalding County Tax Commissioner. User rate charges are calculated according to customer classification – detached residential dwellings and other properties as outlined in the Spalding County Stormwater Utility Policy Manual.

(2) The Board of Commissioners authorizes the director or his/her designee to charge and collect penalties and interest as set forth in subsection (b) of this section.

(3) If a bill for a stormwater user rate charge for a particular parcel is generated, failure to receive the bill shall not be justification for nonpayment.

(4) Regardless of the party to whom the bill is initially directed, the owner of the property, as identified from the public land records of Spalding County, shall be obligated to pay the appropriate stormwater user rate charge for that property and any interest and/or penalties that have accrued and due and owing as set forth in this section. When a property is sold within a billing year, the County may prorate for each party the rate upon receipt of evidence showing the sale date and the names and current addresses of the parties to the property sale.

(5) If a property is unbilled, or if no bill is sent for a particular property, the County's stormwater utility may back bill for a period of up to three years, but shall not be entitled to any interest or any penalty charges during the back billed period.

- (b) Delinquencies and collection.

- (1) The director or his/her designee shall be authorized to enter into written agreements to pay any amounts due and owing over a period of time.
- (2) A penalty or late charge in the amount of ten percent of the amount due and unpaid on the due date shall be assessed.
- (3) In addition to the penalty stated above, interest in the amount of one percent per calendar month (12 percent annually) shall accrue on all unpaid amounts beginning on July 1st of the year in which the payment is due, provided, however, that the director or his/her designee may halt interest accrual if a written agreement is reached.
- (4) When a property is sold within a billing year, the County may waive any penalty, late charge and/or interest upon receipt of evidence showing the sale date and the names and addresses of the parties to the sale.

(Ord. No. xxxxxx)

Sec.000-011. - Stormwater utility inspections and enforcement.

- (a) All owners of developed property within the County shall provide, manage, maintain, and operate on-site stormwater management systems sufficient to collect, convey, detain, and discharge stormwater runoff in a safe manner consistent with all applicable County development regulations, ordinances, and state and federal laws, in accordance with the authority referenced in **Sec.000-001** herein. Any failure to meet this obligation shall constitute a violation of this article and be subject to citation and prosecution in the Spalding County Magistrate Court. Each day such violation exists shall constitute a separate offense.
- (b) In the event a public nuisance is deemed to exist by the director or his/her designee, the County may elect to litigate in Magistrate court to abate such nuisance. In the event a public nuisance is found by the court to exist, which the property owner fails to abate within such reasonable time as allowed by the court, the County may enter upon the property and conduct work as is reasonably necessary to be performed to remove any imminent threats to the health, safety and welfare of its citizens, with the actual cost thereof assessed against the property owner in a similar manner as a tax levied against the property. From date of filing of such abatement action, the County shall have lien rights which may be perfected, after judgment, by filing a notice of lien on the general execution docket of the County Magistrate court.
- (c) To the extent allowable by law, the County shall have the right for its employees or designated agents to inspect on-site stormwater management systems within the County to ensure compliance with the provisions of this article, and state and federal law. Such inspections shall generally be limited to the following purposes:
 - (1) Inspecting or conducting engineering analyses on existing stormwater management systems and facilities located on-site;
 - (2) Verification and review of information contained within a stormwater utility policy manual application; and
 - (3) Determining that stormwater management systems and facilities need to be constructed.

(Ord. No. xxxxx)

Sec. 000-012. - Stormwater user rate appeal and adjustments.

The director or his/her designee shall administer the procedures and standards for the appeal and adjustment of the stormwater user rate charge.

- (a) If a customer believes his/her stormwater user rate charge is incorrect, the customer may seek an adjustment of the user rate allocated to a property at any time by submitting the request in writing to the director or his/her designee on forms provided by the County and setting forth in detail the grounds upon which relief is sought. The customer's stormwater utility account must be paid and current prior to consideration of an adjustment request by the County, except during the period prior to issuance of the first bill.
- (b) If the County staff cannot make a determination based on field inspection and/or review of existing County aerial photography or digital data, customers may provide, at their own expense, accurate pervious and impervious area and other supplemental information to the director or his/her designee,

including, but not limited to, a survey certified by a registered land surveyor or a professional engineer. Failure to provide the required information within the time limits established by the director or his/her designee, as may be reasonably extended, may result in denial of the customer's adjustment request.

- (c) Once a completed adjustment request and all required information has been received, the director or his/her designee shall within 60 calendar days render a written decision.
- (d) In considering an adjustment request, the director or his/her designee shall consider whether the calculation of the stormwater user rate charge for the property is correct.
- (e) The director's decision shall be in writing and will be mailed to the address provided on the adjustment request, and the decision shall be complete upon mailing.
- (f) If the result of an adjustment is that a refund is due to the applicant, the refund will be made to the applicant in a timely manner.

POLICY MANUAL THREADS

Threshold for “Developed Land” and other Exceptions:

- (1) Parcels which contain 200 square feet, or less, of runoff area shall be exempt from stormwater user rate charges.
- (2) Linear railroad rights-of-way (i.e. tracks, rails, and roadbed) outside of the defined yard limits shall be exempt from stormwater user rate charges. This exemption is in recognition of routine drainage system maintenance and capital construction activities undertaken by the railroad company associated with rights-of-way and drainage conveyance systems. However, railroad stations, rail yards, maintenance buildings, and/or other improved property used for railroad operations shall not be exempt from stormwater user rate charges.
- (3) All developed property owned by the County shall be subject to the imposition of stormwater user rate charges in accordance with this article. Spalding County streets and rights-of-way shall not be exempt from County stormwater user rate charges. The stormwater utility shall charge the County a user rate for the County's runoff area resulting from the County's impervious surfaces which are owned and/or maintained by the County within the public rights-of- way.
- (4) Private residential driveway culverts will be maintained by the County according to the standards defined in the Policy Manual, which will outline reasonable maintenance and replacement, excluding responsibility for gross negligence or damage. Existing culverts (pre-dating adoption of the Ordinance) are accepted by the County as being “properly permitted”.
- (5) Georgia Department of Transportation (GDOT) roads and rights-of-way shall not be exempt from stormwater user rate charges. Additionally, maintenance buildings and/or other developed property used for GDOT purposes shall not be exempt from stormwater user rate charges.
- (6) Artificial Intelligence (AI) flyover categories for Impervious vs. Pervious surfaces are currently established as follows:

AI Impervious Category	Impervious Status for SWU Rate Calculation
<i>Building</i>	Impervious
<i>Concrete Patio</i>	Impervious
<i>Deck</i>	Impervious
<i>Heavily Compact Surface</i>	Impervious
<i>Paved Driveway</i>	Impervious
<i>Paved Parking</i>	Impervious
<i>Paved Road Intersection</i>	Impervious
<i>Paved Road Segment</i>	Impervious
<i>Paved Sidewalk</i>	Impervious
<i>Paved Sports Ground</i>	Impervious
<i>Pavement</i>	Impervious
<i>Railway</i>	Pervious (<i>linear</i> Railroad R/W unbilled)
<i>Swimming Pool</i>	Impervious

<i>Unpaved Driveway</i>	Impervious
<i>Unpaved Parking</i>	Impervious
<i>Unpaved Road Intersection</i>	Impervious
<i>Unpaved Road Segment</i>	Impervious
<i>Unpaved Sidewalk</i>	Pervious
<i>Unpaved Sport Ground</i>	Pervious

Framework language for Equivalent Residential Unit (ERU) and Special Assessments:

- (7) The Equivalent Residential Unit (ERU) has been determined to be four thousand (4,000) square feet of impervious area. The unit of four thousand (4,000) square feet of impervious area is hereinafter referred to as the ERU.
- (8) Detached dwellings will have a single “ERU” or “Equivalent Residential Unit” that will be an average of impervious area for the approximate 75th percentile of residential use detached dwellings throughout the County, as calculated by engineering analysis. Detached dwellings within the approximate 75th percentile will be billed at a Tier 1 Base Rate. Detached dwellings exceeding the approximate 75th percentile but within the approximate 85th percentile will be billed at a Tier 2 Base Rate. Detached dwellings exceeding the 85th percentile will be billed at a Standard Tier 2 rate, calculated according to the specific measured number of ERUs on the parcel.
 - a. The current 75th percentile of impervious area of residential detached dwellings is approximately six thousand (6,000) square feet. Thus, 6,000 square feet is defined as the upper threshold for Tier 1 customers. Tier 1 customers will be assessed at a Base Rate of \$60 for the first annual billing term.
 - b. The current average of the 75th percentile of impervious area of residential detached dwellings is approximately four thousand (4,000) square feet. This is the basis for the defined ERU.
 - c. The current 85th percentile of impervious area of residential detached dwellings is approximately nine thousand (9,000) square feet. Residential detached dwelling properties exceeding the 75th percentile but within the 85th percentile will be assessed as Tier 2 customers at a Base Rate of \$90 for the first annual billing term.
 - d. Residential detached dwellings exceeding the 85th percentile of impervious area will be billed as Standard Tier 2 customers in the same manner as “non-detached dwelling properties” as defined hereafter in part (9).
- (9) The rate for other, non-detached dwelling parcels shall be calculated based on the impervious surface of each parcel and shall be calculated as of the date of the most recent aerial photography available to the stormwater utility or using best available data such as survey information provided by a registered land surveyor. However, the director or his/her designee is authorized to adjust the pervious area calculations as necessary to address the stormwater utility operational needs.
 - a. Non-detached dwelling properties will be assessed at the Standard Tier 2 rate calculated according to the specific, measured number of ERUs on the parcel, with a minimum Tier 2 Base Rate of \$90 per year. Each ERU will be billed at \$90 (the Tier 2 rate) for the first annual billing term.
- (10) Owners of land may apply for and receive a stormwater user rate credit for designated on-site stormwater management systems/facilities and for other approved activities that reduce the County's cost to provide stormwater management services to the customer. The director or his/her designee shall determine such stormwater user rate credits according to the requirements

and procedures within this Policy Manual, the County's design and performance standards, and the content of the owner's application.

- a. The County's initial credit offering will be to properties demonstrating a small ratio of impervious surface area to total parcel area. Such properties provide a relatively substantial area of pervious surface area for stormwater infiltration to offset impervious surface runoff, and therefore pose less demand on the County's stormwater infrastructure.
- b. A percentage of 2.5 is set for the County's first annual billing cycle as the threshold for the initial credit offering. Properties demonstrating less than 2.5% impervious area to total parcel area will be eligible for a 50% offset in their stormwater utility rate. Property owners must apply for consideration of the credit according to the procedures defined in the Policy Manual.

DRAFT

Consider recommendation of award letter for the CMAR of 117 E Solomon Street Reconstruction.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[117 E Solomon-CMAR Award Recommendation.pdf](#)



Dr. Steve Ledbetter, PhD
County Manager
Spalding County
119 E Solomon Street
Griffin, GA 30223

July 20, 2026

Re: Recommendation of Award: 117 E Solomon Street Reconstruction (CMAR)

Dr. Ledbetter:

Submittals were opened for the above referenced project on July 7, 2026. The submittals were evaluated per the selection criteria below. Upon discussion with the selection committee, the recommendation is that the project be awarded to the most qualified and responsible submitter whose submittal meets the requirements and criteria set forth in RFQ 2027 002, **Headley Construction Corporation**. Qualifications of this submittal have been verified, and the submittal is the most advantageous to the County.

Selection Criteria:

- Firm Qualifications
- References
- Experience
- Litigation Record

Upon award by the County, we will work with the Purchasing Department to prepare the contracts and forward them to the Contractor for execution.

Respectfully,

Croy Engineering, LLC

Wayne McGary, PE
Vice President,
Croy Engineering, LLC

Cc: Erica Dye, Spalding County
Lance Griffin, Spalding County
TJ Imberger, Spalding County
Mitzy Campbell, Spalding County
Luke Torbert, Croy Engineering



PUBLIC HEARING: 2026 Capital Improvement Element (CIE) and Community Work Program (CWP) for Spalding County and approve transmittal to Three Rivers Regional Commission.

Requesting Agency

Spalding County Community Development

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CIE 2026.xlsx](#)



2025-2030 COMMUNITY WORK PROGRAM

	The following impact fee-funded projects are contained in this Capital Improvements Element Annual Update Report and amend the Community Work Program contained in the Spalding County Comprehensive Plan.													
ID	Action/Implementation Strategy	2026	2027	2028	2029	2030	Cost Est.	Responsible Party	Funding Source	Notes				
Water Authority														
1	Complete Sewer Feasibility Study Phase 1: 19/41 and Hwy 16.						187,000	Spalding County Water and Sewerage Facilities Authority	General Fund	completed				
2	AKB Sewer Implementation Project	✓	✓	✓			\$20,000,000	Spalding County Water Authority	Revenue Bonds/Enterprise Fund	SCWA issued ≈25MM in revenue bonds to target the AKB corridor identified during the Feasibility process. 0.2 MGD sewer plant and associated appurtenances tentative completion date 12/31/2026				
3	Commission Wastewater Master Plan			✓			\$500,000	Spalding County Water Authority	Enterprise Fund					
4	Sewer Extension in the Pinetree Hills Area				✓	✓	\$2,000,000 - \$3,000,000	Spalding County Water Authority	General Fund, Enterprise Fund, CDBG					
5	Water and Sewer Improvements and Extensions in the unincorporated areas known as "East Griffin"				✓	✓	\$2,000,000 - \$3,000,000	Spalding County Water Authority	General Fund, Enterprise Fund, CDBG					
6	Water Improvements and Extensions in the Spalding County Service Area where needed	✓	✓	✓	✓	✓	\$4,000,000 - \$5,000,000	Spalding County Water Authority	General Fund, Enterprise Fund, CDBG					
7	Sewer Improvements and Extensions in Spalding County Service Area where needed	✓	✓	✓	✓	✓	\$4,000,000 - \$5,000,000	Spalding County Water Authority	General Fund, Enterprise Fund, CDBG					
Community Development														
8	Update City of Orchard Hill GIS-based zoning map.	✓					Staff Time/ GIS Consultant	City of Orchard Hill (Spalding County), City of Griffin GIS	City of Orchard Hill Gen. Fund					
9	Research the requirements needed to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) Program.	✓					Staff Time	Spalding County Community Development Department, Board of Commissioners	General Fund	Will collaborate with Fire Department				
10	Update zoning code. (multiple recommendations, see Section 4.4 of Comprehensive Plan)	✓					\$150,000	Community Development Department, County Manager, Zoning Attorney, Planning Commission, Board of Commissioners	General Fund	Ongoing process - collaboration with multiple departments				
11	Create regulations to govern the public use of resources, such as reservoirs.		✓				Staff Time	Spalding County Community Development Department, Zoning Attorney	General Fund	Working on access to the flint river				

ID	Action/Implementation Strategy	2016	2017	2018	2019	2020	Cost Est.	Responsible Party	Funding Source	Notes
12	Refine building and site design requirements for different land uses (e.g., residential, commercial, and industrial.)	✓	✓				Staff Time	Spalding County Community Development Department, Zoning Attorney	General Fund	These revisions will be addressed during the Zoning Code/Amendments.
13	Conduct an evaluation of historic resources for preservation, restoration, and adaptive reuse.		✓				\$80,000	Spalding County Community Development Department	General Fund	Work with Georgia Tech for support
14	Adopt a Historic Preservation Ordinance, making the County eligible to apply to the federal Certified Local Government Program.		✓				Staff Time	Spalding County Community Development Department, Zoning Attorney	General Fund	
15	Pursue Broadband Ready Community Designation with the State of Georgia.		✓				Staff Time	Spalding County Community Development Department, County Manager, County Attorney	General Fund	Assigned to County Attorney Stephanie Windham for Ordinance -
16	Prioritize and implement applicable recommendations from the 2018 Griffin + Spalding Housing Study.						N/A	Spalding County Community Development Department, Griffin Housing Authority, Grants Manager	N/A	Need to examine more current housing information

ID	Action/Implementation Strategy	2016	2017	2018	2019	2020	Cost Est.	Responsible Party	Funding Source	Notes
17	Completed a storm water ordinance in 2023- continue to create standards for conservation to include greenspace, renewable energy, and sustaible infrastructure.	✓	✓				\$20,000	Spalding County Community Development Department, Consultants, Zoning Attorney	General Fund	
18	Pursue PlanFirst designation with the State of Georgia.						N/A	Board of Commissioners, Spalding County Community Development Department	N/A	Not eligiable for PlanFirst as of 2024

ID	Action/Implementation Strategy	2016	2017	2018	2019	2020	Cost Est.	Responsible Party	Funding Source	Notes
19	Create a redevelopment plan for Experiment Activity Center.		✓				\$80,000	Spalding County Community Development Department, Grants Manager, Zoning Attorney	LCI Grant Funds; General Fund	
20	Create Overlay Districts to enhance targeted development		✓				Staff Time	Spalding County Community Development Department, Zoning Attorney	General Fund	1. Expand Airport District Overlay 2. Hwy 16 West Overlay - Huckabees 3. Hwy 92 West Overlay
21	Evaluate and update water/sewer connectivity requirements and incentives		✓				Staff Time	Spalding County Community Development Department, Water Authority	General Fund	
22	Partner with UGA Archway Partnership to further study unmet housing needs.		✓	✓			Staff Time	Spalding County Community Development Department, Archway Partnership, Spalding County Board of Commissioners	General Fund	Discuss housing with Board of Commissioners
23	Investigate opportunities to carry out initiatives that support rural neighborhoods, such as promotion of wineries and farmers markets. Support family-owned farms and agricultural-related businesses.	✓	✓	✓	✓		Staff Time	Spalding County Community Development Department, Zoning Attorney, Board of Commissioners	General Fund	Address questions about agricultural uses, event spaces on large tracts of land, estate lot incentives, accessory structure considerations, licensing for home occupation, and alcohol.
24	Explore strategic opportunities for protecting resources. Evaluate code revisions to support conservation goals (e.g., clearing and tree protection standards).		✓	✓	✓		\$20,000	Spalding County Community Development Department, Stormwater Consultant	General Fund	Partnership with Griffin-Spalding Land Bank and Stormwater Consultant
25	Carry out 5-year update to Comprehensive Plan.			✓			\$125,000	Spalding County Community Development Department, Board of Commissioners	General Fund	Blue Cypress completed Comprehensive Plan in 2022
26	Evaluate Author K Bolton overlay	✓					Staff Time	Spalding County Community Development Department and County Manager	General Fund	Will require collaboration with Planning Commission and Board of Commissioners, and the Industrial Development Authority
27	Create a robust workflow that considers all facets of the permitting, licensing, and planning process.	✓					Staff Time	Community Development Director in collaboration with all relevant county departments.	General Fund	
28	Conduct a census of scenic and natural features specific to Spalding County. Create strategies to promote and encounter these spaces.				✓		Staff Time	Spalding County Community Development Department	General Fund	Community Development to develop an inventory
Parks & Recreation										
29	Dundee Lake Park Parking Expansion			✓			217800	Spalding County Parks, Public Grounds & Leisure Services Dept.	100% Impact Fees	75 spaces
30	Fairmont Park Basketball Court (2)	✓					200000	Spalding County Parks, Public Grounds & Leisure Services Dept.	47% Impact Fees; 53% SPLOST &/or Grants	IN-PROGRESS Rehabilitation of outdoor basketball courts. Needs Design
31	Lakes at Green Valley Restroom Building (1)	✓	✓				309730	Spalding County Parks, Public Grounds & Leisure Services Dept.	62.5% Impact Fees; 37.5%	Big Shanty
32	Lakes at Green Valley Park Restroom Building	✓					300000	Spalding County Parks, Public Grounds & Leisure Services Dept.	62.5% Impact Fees; 37.5% SPLOST &/or General Fund	IN-PROGRESS To support disc golf, lake use, passive use NEEDS DESIGN
33	Lakes at Green Valley - Big Shanty Venue Conversion	✓	✓				500000	Spalding County Parks, Public Grounds & Leisure Services Dept.	62.5% Impact Fees; 37.5% SPLOST &/or General Fund	Big Shanty

ID	Action/Implementation Strategy	2016	2017	2018	2019	2020	Cost Est.	Responsible Party	Funding Source	Notes
34	Add exterior courts for exercise and fitness due to growth that is currently eliminating space inside the Senior Center	✓					225000	Spalding County Parks, Public Grounds & Leisure Services Dept.	Impact Fees	IN-PROGRESS Expansion of senior athletic healthy living facilities and courses. 1st phase complete. 2nd phase 2026 includes plans to survey Senior Center members on usage preference.
35	Construct an ADA Accessible playground to accommodate a new service area recently acquired by Spalding County	✓					350000	Spalding Parks and Public Grounds	Impact Fees	IN-PROGRESS New facility and program to Spalding County pervue. NEEDS DESIGN CITY PARK
36	Replace Non-Servicable Playground - Tyus Baseball	✓					200000	Spalding Parks and Public Grounds	Impact Fees	IN-PROGRESS Safety Concern, Non Serviceable based on parts availability and standards upgrade NEEDS DESIGN
37	Replace Non-Servicable 1/4 Mile Rubber Trail Tyus Park		✓				200000	Spalding Parks and Public Grounds	Impact Fees	PO ISSUED Safety Concern, Non Serviceable based on parts availability and standards upgrade
38	Replace Non-Servicable Playground - Tyus All Accessible	✓	✓				350000	Spalding Parks and Public Grounds	Impact Fees	COMPLETE Safety Concern, Non Serviceable based on parts availability and standards upgrade - In Progress
39	Replace Non-Servicable Rubber Surface - Orchard Hill Upper Playgrounds (2)	Ⓢ					200000	Spalding Parks and Public Grounds	Impact Fees	safety Concern, Non Serviceable based on parts availability and standards upgrade
40	Replace Non-Servicable - TOT Lot Sunnyside	✓					200000	Spalding Parks and Public Grounds	Impact Fees	IN-PROGRESS Safety Concern, Non Serviceable based on parts availability and standards upgrade NEEDS DESIGN
41	Neighborhood Splash Pads	✓	✓				2000000	Spalding Parks and Public Grounds	Impact Fees	IN-PROGRESS A design that can be placed in any location picked throughout the county with consideration of City Park - In Progress Preparing to go out to bid
42	Yamacraw Road Park Expansion	✓	✓	✓	✓	✓	2500000	Spalding Parks and Public Grounds	Grants / Outdoor Stewardship Grant/ possible SPLOST	IN-PROGRESS To focus on eco friendly construction that compliments on the closed landfill site. To include amphithetere, walking trails, playgrounds, dog park, practice fields, 2 disc golf courses. Design & 1st Phase in progress
43	Implementation of Parks Master Plan recommendations (capitol and rehab)	✓	✓	✓	✓	✓	10000000	Spalding Parks and Public Grounds	50% Impact Fees 50% Grants/ SPLOST	IN-PROGRESS Parks master plan will be completed in 2025. Recommendations will be made for rehabing existing facilities as well as new projects and facilities. A focus should be on existing facilities. Improvements at AMBUCS and Volunteer in progress
44	Expansion of Water Trail System (Blue Trail)		✓	✓	✓	✓	250000	Spalding Parks and Public Grounds	Outdoor Stewardship Grant	Expansion of Canoe / Kayak Trail to southern county line
45	Replace Non-Servicable Playground - Orchard Hill Back Section		✓				250000	Spalding Parks and Public Grounds	62.5% Impact Fees; 37.5% SPLOST &/or General Fund	Safety Concern, Non Serviceable based on parts availability and standards upgrade
46	Replace Non-Servicable Playgrounds - Thomaston Mill Village Park		✓				500000	Spalding Parks and Public Grounds	62.5% Impact Fees; 37.5% SPLOST &/or General Fund	Safety Concern, Non Serviceable based on parts availability and standards upgrade
47	Replace Non-servicable gym floor at AMBUCS Community Center	✓					300000	Spalding County Parks, Public Grounds & Leisure Services Dept.	Impact Fees	IN-PROGRESS Current floor has dangerous cracks. Additional usage expected with expanded food service and day camps. Currently out to bid
48	Install new all accessible (ADA) play structure at AMBUCS Park	✓					500000	Spalding County Parks, Public Grounds & Leisure Services Dept.	Impact Fees	CONSTRUCTION HAS STARTED Non-servicable structure was removed due to safety issues.
49	Walking Trail - Volunteer Park		✓				300000	Spalding County Parks, Public Grounds & Leisure Services Dept.	Impact Fees	
50	Walking Trail - AMBUCS Park		✓				300000	Spalding County Parks, Public Grounds & Leisure Services Dept.	Impact Fees	
51	Pickleball Courts (4) - Wyomia Tyus Park		✓				300000	Spalding County Parks, Public Grounds & Leisure Services Dept.	Impact Fees	
52	6th Street Park Renovation					✓	150000	Spalding Parks and Public Grounds	Impact Fees	Renovate 6th Street Park pavillion and amenities
53	Dog Park at Yamacraw					✓	200000	Spalding Parks and Public Grounds	Impact Fees	Second dog park location at newly established park to serve residents
54	Six (6) Pickleball Courts					✓	750000	Spalding Parks and Public Grounds	Impact Fees	Additional pickleball courts to meet growing demands
55	Renovate City Park Gym					✓	5000000	Spalding Parks and Public Grounds	Impact Fees	Current gym is suffering from deferred maintenance and needs structural repairs and renovations
56	Construct exterior restrooms at Sunnyside Park		✓				200000	Spalding Parks and Public Grounds	Impact Fees	Current restrooms are in event center which is not always accessible

ID	Action/Implementation Strategy	2016	2017	2018	2019	2020	Cost Est.	Responsible Party	Funding Source	Notes
Public Safety										
57	Expand the Regional Emergency Management Task Force for response to natural disasters, weather events, catastrophic events, or events caused by natural forces.	✓	✓	✓	✓	✓	Staff Time	Spalding County Public Safety Departments	General Fund	Major Weather event January 12, 2023 - moved this Action forward in time Assigned to Chief Glenn Polk - 08/21/2023 Continuation, all components in place.6/2/25 we are on the executive committees for our GEMA Area and Our area Healthcare Coalition (Region F). We are also on the Emergency Management Assistance Team (EMAT) for Ga thru EMAG for deployment assistance.
58	Fire- Training Tower 2/Tower Renovation		✓	✓			\$1,500,000	Spalding County Fire Department	54.05% Impacts Fees/45.95%	
59	Station 2 Renovation		✓				\$1,214,961	Spalding County Fire Department	26.64% Impact Fees/73.36% Fire Tax or SPLOST	
60	Station 2 Brush Truck (1)		✓				\$157,715	Spalding County Fire Department	100%Impact Fees	
61	Station 8 Engine (1)		✓				\$925,259	Spalding County Fire Department	100%Impact Fees	6/2/25 - This truck has been ordered due to the extreme construction lead time. ordered
62	Station 8 Light Rescue (1)		✓				\$504,687	Spalding County Fire Department	100%Impact Fees	6/2/25 - This truck has been ordered due to the extreme construction lead time.
63	Station 9 Construction (Land Acquisition, Engineerings, design, construction bid.			✓	✓		\$3,436,994	Spalding County Fire Department	38.41% Imapct Fees/61.49%	
64	Tow Vehicle		✓				\$100,000	Spalding County Fire Department	100%Impact Fees	
65	Barricade Truck		✓				\$125,000	Spalding County Fire Department	84% Impact Fees/16% Fire	
66	Detention Facility	✓	✓	✓	✓	✓	TBD	Spalding County Sheriff's Office	23.31% Impact Fees/74.69% General Fund	
67	Training Center	✓	✓	✓	✓	✓	TBD	Spalding County Sheriff's Office	Impact Fees/ General Fund	
68	Communication Tower		✓	✓	✓		\$301,769	Spalding County Sheriff's Office	100% Impact Fees	
69	Warning Siren	✓	✓				\$21,857	Spalding County Sheriff's Office	100% Impact Fees	
Administration										
70	Evaluate and identify additional opportunities to engage residents in County programs, plans, and initiatives.						Staff Time	Spalding County Community Development Department, Board of Commissioners	General Fund	Completed. Community Engagement Specialist position created and filled in 2022.
71	Implementation of Financial Software to replace outdated, non-supported software	✓	✓				\$746,639	Spalding County Administrative Services	General Fund	Assigned to Erica Dye 08/2023
72	Complete gateway branding study.		✓				\$80,000	Spalding County Administrative Services	General Fund	
73	Implement gateway branding recommendations.			✓	✓		\$100,000	Spalding County Administrative Services	General Fund	
74	Achieve Certified Local Government Status	✓					N/A	Spalding County Administrative Services	N/A	pecan orchard and cemeteries
75	Execute recommendations of resident engagement opportunities.	✓	✓	✓			\$10,000	Spalding County Administrative Services	General Fund	
76	SPLOST study	✓					Staff Time	Spalding County Administrative Services	General Fund	
Economic Development										

ID	Action/Implementation Strategy	2026	2027	2028	2029	2030	Cost Est.	Responsible Party	Funding Source	Notes
77	Develop programs with established industry to promote workforce from within current available employee population, especially the emerging young adult population.						Staff Time	Spalding County, County Manager	General Fund	Currently employee a workforce develop coordinator in parks
78	Develop strategies to recruit healthcare options to provide specialty services and treatments.						Staff Time	Spalding County, County Manager	General Fund	Need to document the GME program - work with Tamara Ison
79	Create strategies to fill gaps within the current retail, restaurant, goods, and services sectors of the commercial landscape.						Staff Time	Spalding County, County Manager	General Fund	Community Development needs to complete an inventory of businesses Create GIS layer for the business inventory
80	Create and implement a strategic plan for economic development that attracts employers in technology, healthcare, distribution, manufacturing, and transportation.						\$125,000	Spalding County, Griffin- Spalding Development Authority, Chamber of Commerce, Archway Partnership	General Fund	1. Three Rivers Regional Commission: Comprehensive Economic Development Strategy 2. Industrial Development Authority Executive Director David Luckie support
Code Enforcement										
81	Increase code enforcement efforts.						Staff Time	Spalding County Code Enforcement, County Manager's Office	General Fund	Complete. Two Code Enforcement/Marshals hired in May 2024
Leisure Services										
82	Develop a cultural strategic plan.				✓		Staff Time	Spalding County Community Development Department	General Fund	Assigned to Museum Curator - 08/29/2023
County Facilities										
83	Modernize Elevators		✓					Spalding County Facilities Department	General Fund, SPLOST	elevators in the court house/tag office
84	Renovate for new County Offices	✓	✓					Spalding County Facilities Department	General Fund	This property is at 115 East Solomon and it is currently owned by the county.
85	Voter Registration	✓						Spalding County Facilities Department, Elections	General Fund	
86	4-H	✓	✓					Spalding County Facilities Department	General Fund, SPLOST	
87	Justice Center		✓	✓	✓	✓	180 million	Spalding County Facilities Department	General Fund, SPLOST, Bond	
88	Courthouse Tag Office Renovation	✓	✓					Spalding County Facilities Department	General Fund, SPLOST	
89	Hanleiter Methodist/Veteran Housing and Assistance		✓	✓				Spalding County Facilities Department	General Fund, Private Contributions	
90	Library Roof	✓					150,000	Spalding County Facilities Department, Library System	General Fund, Public Partnership	proposed 50% split between library and county
Public Works										
91	Update the Tri-County Crossing Livable Centers Initiative Plan.	✓					\$125,000	Grants Manager	LCI Grant Funds; General Fund	Grant Manager position approved and posted
92	Pursue Safe Routes to School Funding for Moreland Road.		✓				Staff Time	Grants Manager	T-SPLOST; E-SPLOST	Grant Manager position approved and posted

ID	Action/Implementation Strategy	2016	2017	2018	2019	2020	Cost Est.	Responsible Party	Funding Source	Notes
93	Evaluate programs to support property rehabilitation and improvements.			✓			Staff Time	Grants Manager	General Fund; CBDG funds	Grant Manager position approved and posted
94	Road Assessment Study	✓					Staff Time	Spalding County Public Works	General Fund	
95	2026 TSPLOST		✓				Staff Time	Spalding County Community Development Department	General Fund	
96	Conduct a commercial traffic study and implementation program.			✓	✓		TBD as part of CTP update	Spalding County Public Works Department	General Fund	Build from the Freight Cluster Plan - August 2020 Comprehensive Transporation Plan
97	Conduct a regional population analysis related to commuter traffic and workforce information.				✓		\$60,000	Spalding County Public Works Department	General Fund	Engage Three Rivers Regional Commission Planning
98	Create a Complete Streets Program.			✓	✓		TBD as part of CTP update	Spalding County Public Works Department	General Fund	Need inventory of all streets with paving assessment. Need to add this to our asset management list (include resurface date, sealcoat reapplication date, anticipated date of resurface)
99	Conduct an evaluation and feasibility study of County Vehicle Fuel Delivery Systems for possible private / public partnership, securing a compatible, controllable resource for emergency use, develop executable funding resources after study		✓	✓	✓		Staff Time UGA Capstone	Spalding County Public Works Department	General Fund	
100	Develop and execute a Safe Streets plan		✓	✓	✓		Staff Time UGA Capstone	Spalding County Public Works Department	General Fund Safe Schools Grant	
101	Conduct a feasibility study for the creation of a stormwater utility.	✓	✓				TBD	Spalding County Board of Commissioners	TBD	
102	Implement Solid Waste Master Plan	✓					\$80,000	Spalding County Public Works Department	General Fund	
103	Develop and execute a street / road signage replacement program	✓	✓	✓	✓	✓	150,000 Annually	Spalding County Public Works Department	General Fund/ TSPLOST/ SPLOST/ Grants	
104	GIS Asset Invetory Data Collection	✓	✓	✓	✓	✓	150,000 Annually	Spalding County Public Works Department	TSPLOST / General Fund	
105	Freight Cluster Study / To support New Airport	✓	✓				\$250,000	Spalding County Public Works Department	Grants	
106	Implement an Airport Impact / Stratigic Response Study.	✓	✓	✓	✓		250000 / Study 15,000,000 / Implementation	Spalding County Public Works Department	General Fund /Grants	
107	Purchase of a Gradeall (for storm and debris removal)			✓			\$625,000	Spalding County Public Works Department	General Fund	To provide a second means of storm and debris removal in emergancys
108	Vehicles and Equipment Replacement and New Public Works	✓	✓	✓	✓	✓	500,000 annually	Spalding County Public Works Department	General Fund /Grants	
Storm Water										
109	Secure Storm Water Utility Legislation	✓	✓	✓	✓	✓	Staff Time	Spalding County Public Works Department	General Fund	A mechinism to collect fees for stormwater is imperative
110	Storm Water Supervisor		✓	✓	✓	✓	90,000 Annually (with benefits)	Spalding County Public Works Department	General Fund	A supervisor to oversee the division
111	Storm Water Vehicles and Equipment	✓	✓	✓	✓	✓	\$2,500,000	Spalding County Public Works Department	General Fund	A mechinism to support needed capitol vehicle and equipments needs as the utility devlopes

ID	Action/Implementation Strategy	2016	2017	2018	2019	2020	Cost Est.	Responsible Party	Funding Source	Notes
112	County Fuel Station (Pumps, tanks and location, not an actual station)			✓			1.5 million	Garage / PW	General Fund/ SPLOST / POSSIBLE PRIVATE PARTNERSHIP	Current fuel pumps are over 60 years old. EPD issues are forth coming. The major benefit is an emergency fuel supply and 24 hr access even in emertgencies. The emergency supply would be used by first responders.

2024-2028 CO

The following impact fee-funded projects are

ID	Action/Implementation Strategy			
		2024	2025	2026
Water				



COMMUNITY WORK PROGRAM

are contained in this Captial Improvements Element Annual Update

		Cost Est.	Responsible Party	Funding Source	Notes
2027	2028				
er Authority					



Consideration of Transmittal Resolution for 2026 Capital Improvement Element (CIE) and Community Work Program (CWP) for Spalding County to Three Rivers Regional Commission.

Requesting Agency

Spalding County Community Development

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CIE_Transmittal_Resolution_Spalding_County_2026_Draft.pdf](#)

**A RESOLUTION AUTHORIZING THE TRANSMITTAL OF A DRAFT
CAPITAL IMPROVEMENTS ELEMENT ANNUAL UPDATE REPORT
FOR FISCAL YEAR 2025 TO THE THREE RIVERS REGIONAL
COMMISSION FOR REGIONAL AND STATE REVIEW**

WHEREAS: with the passage of the Georgia Planning Act of 1989, all of Georgia’s 159 counties and 535 cities were designated “Qualified Local Governments.” Each of these local governments must maintain that status in order to remain eligible for a range of state and federal assistance programs; and

WHEREAS: this act requires local governments such as Spalding County, that adopt impact fees as a means of providing capital facilities funding, to update the Capital Improvements Element (CIE) and Community Work Program (CWP) Elements of the Comprehensive Plan; and

WHEREAS: the annual update of the Capital Improvements Element and Community Work Program was prepared 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, and a Public Hearing was held on August 03, 2026, at the Spalding County Annex, Room 108, 119 E Solomon Street, Griffin GA, 30223.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of Spalding County herewith submit the annual update of the Capital Improvements Element covering the five-year period FY 26 - FY 30 to the Three Rivers Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

Clay Davis, Chairman

Steve Ledbetter, PhD, County Clerk



Resolution to Adopt a Moratorium on the Acceptance of Rezoning and Special Exception Applications in Spalding County.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[Resolution to Adopt a Moratorium on the Acceptance of Rezoning and Special Exception Applications in Spalding County.pdf](#)

RESOLUTION 2026-RES-_____

**RESOLUTION TO ADOPT A
MORATORIUM ON THE ACCEPTANCE OF REZONING AND
SPECIAL EXCEPTION APPLICATIONS IN SPALDING COUNTY**

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations;

WHEREAS, the Board of Commissioners of Spalding County, Georgia is empowered to consider and enact zoning and development regulations governing the development of property within Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia exercised its authority to enact zoning and development regulations by adopting the Unified Development Ordinance of Spalding County, Georgia (“UDO” or “Zoning Ordinance”) and the Official Zoning Map of Spalding County on January 4, 1994, and various other ordinances governing development thereunder (generally attached as Appendices) to such ordinance;

WHEREAS, the Board of Commissioners of Spalding County, Georgia is also empowered with the authority and obligation to develop and prepare comprehensive land use planning within the boundaries of Spalding County, Georgia, and has adopted a comprehensive land use plan and future land use map for such development;

WHEREAS, the Board of Commissioners of Spalding County, Georgia has determined that recent personnel changes and resignations within the Community Development Department have created a significantly increased workload for the remaining personnel;

WHEREAS, the Board of Commissioners of Spalding County, Georgia has recognized that a significant increase in development related applications has occurred, particularly related to development located along the Arthur K. Bolton Parkway and within the Employment Character area identified in the Spalding County Comprehensive Plan which has further strained the resources available to properly handle such requests; and

WHEREAS, the Board of Commissioners of Spalding County notes that numerous amendments and modifications to the UDO were proposed during 2025 and 2026, which are in various stages of adoption and codification such that citizens of Spalding County and others persons interested in the developments have expressed confusion regarding the adopted ordinances that govern development in Spalding County;

WHEREAS, the Board of Commissioners of Spalding County, Georgia desires to briefly control the filing and acceptance of new applications for rezoning and special exceptions until such

time as the Board of Commissioners of Spalding County, Georgia can appropriately address the concerns raised herein;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia, and the following Resolution shall be and is hereby enacted, as follows:

Section 1: *Property Subject to this Moratorium.* This Moratorium shall apply to any and all real property located in unincorporated Spalding County, Georgia.

Section 2: *Enactment of a Moratorium on Receipt of Rezoning Applications.* The Board of Commissioners of Spalding County, Georgia hereby enacts and directs any and all applicable personnel and agencies of Spalding County, Georgia to enforce a moratorium on receipt and acceptance for filing any application seeking the rezoning of property located in Spalding County, Georgia.

Section 3: *Enactment of a Moratorium on Receipt of Special Exception Applications.* The Board of Commissioners of Spalding County, Georgia hereby enacts and directs any and all applicable personnel and agencies of Spalding County, Georgia to enforce a moratorium on receipt and acceptance for filing any application seeking approval for any special exception land use for the development of property located in Spalding County, Georgia.

Section 4: *Duration.* This Moratorium shall commence on Friday, July 24, 2026 at 12:00 a.m. and shall continue until Monday, November 30, 2026 at 11:59 p.m., unless terminated earlier by the Board of Commissioners of Spalding County, Georgia.

Section 5: *Impact on Other Development Ordinances and Pending Applications.* The provisions of this resolution shall not restrict or prohibit development of any real property in Spalding County, Georgia for which an application for rezoning or approval of a special exception was filed on or before the date and time of the commencement of this moratorium.

Approved: July 23, 2026

HON. CLAIBORNE (CLAY) W. DAVIS, III
Chairman, Board of Commissioners of Spalding
County, Georgia

ATTEST:

STEVE LEDBETTER, PhD
County Manager and Clerk of the Board of Commissioners
of Spalding County, Georgia

Consider approval of revised Contract with Childress & Justice for Juvenile Indigent Defense. Nunc Pro Tunc

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[Juvenile Indigent Defense Childress_Contract_Revised.docx](#)

STATE OF GEORGIA
COUNTY OF SPALDING

CONTRACT
FOR THE PROVISION OF INDIGENT REPRESENTATION FOR JUVENILE
DEPENDENCY ACTIONS IN THE JUVENILE COURT OF SPALDING COUNTY

THIS AGREEMENT is entered into between Spalding County, Georgia (hereinafter referred to as "the County"), and CHILDRESS & JUSTICE, LLC (hereinafter referred to as the "Contractor").

For and in consideration of the mutual benefits flowing to the parties hereto, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

PART I.

GENERAL CONSIDERATIONS

(Pursuant to Excerpt 2.7 - "Guidelines of the Supreme Court for the Operation of Indigent Defense Programs").

TERMINATION OF CONTRACT

This contract is calculated based upon an initial term of two (2) years, beginning July 1, 2026, and ending June 30, 2028, and shall automatically renew for successive one (1) year terms thereafter (each ending June 30th), unless either party gives ninety (90) days' written notice of its intent not to renew before the expiration of the then-current term.

Either party may terminate this Contract for any reason or no reason with 30 days' written notice to the other party. However, no termination of this Contract by either party shall result in any clients being unrepresented.

INDEMNIFICATION PROVISION

Contractor covenants and agrees to take and assume all responsibility for the work as defined herein (hereafter "Work") rendered in connection with this Agreement. Contractor shall bear all losses and damages directly or indirectly resulting to it on account of the performance or character of the Work rendered pursuant to this Agreement. Contractor shall defend, indemnify and hold harmless Spalding County, Georgia, its officers, boards, commissions, elected and appointed officials, employees, servants, volunteers and agents (hereinafter referred to as "Local Government Parties") from and against any and all claims, injuries, suits, actions, judgments, damages, losses, costs, expenses, and liability of any kind whatsoever, including, but not limited to, attorneys' fees and costs of defense (hereinafter "Liabilities") which may be the result of willful, negligent, or tortious conduct arising out of the Work, performance of

contracted services, or operations by the contractor or its subcontractors or anyone for whose acts the contractor or its subcontractors may be liable, regardless of whether or not the negligent act is caused in part by a party indemnified hereunder. This indemnification obligation does not include liabilities caused by or resulting from the sole negligence of Spalding County, Georgia, or the Local Government Parties. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this provision. In any and all claims against Spalding County, Georgia, or the Local Government Parties by any employee of the contractor, any subcontractor, anyone directly or indirectly employed by the contractor or its subcontractors or anyone for whose acts the contractor or its subcontractors may be liable, the indemnification obligation set forth in this provision shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the contractor or any subcontractors under workers' compensation acts, disability benefit acts, or other employee benefit acts. This obligation to indemnify, defend, and hold harmless Spalding County, Georgia, and the Local Government parties shall survive expiration or termination of this Agreement, provided that the claims are based upon or arise out of actions that occurred during the performance of the Agreement.

SPECIAL CONSIDERATIONS REGARDING THE AVOIDANCE OF CONFLICTS OF INTEREST BETWEEN CONTRACTOR AND CLIENTS

Contractor shall not waive the rights of any client for reasons unrelated to the client's best interest; and Contractor shall not be financially penalized for withdrawing from a case which poses a conflict of interest to the attorney, provided Contractor shall engage qualified counsel for the client when a conflict of interest exists or arises. However, before representation of a client, Contractor shall identify whether a conflict of interest is present and, if so, shall make provisions for representation that shall cure the conflict and be in the best interest of the client.

SERVICES TO BE PROVIDED

In providing services under the contract, if an individual is deemed indigent as defined by Georgia law because of his/her financial condition, then legal services will be provided under this contract. In determining indigent status, the administrative secretary responsible for all indigent applications will conduct a background check on all applicants to confirm and verify the accuracy and truthfulness of the information provided. Thereafter, using the State of Georgia Indigent Guidelines, the Law Firm will determine whether the applicant qualifies for indigent representation. Within 48 hours after applying, the person will be notified of his/her status, i.e., whether he/she qualifies.

If the indigent qualifies, he/she will immediately be informed of the need to schedule an appointment to discuss his/her case with the attorney handling his/her case. If the applicant does not qualify, the Contractor will assist the person in locating "hired counsel" by supplying the names, address, and telephone number of at least three Griffin attorneys who presently practice juvenile law.

PART II.

REMUNERATION AND OTHER REMAINING CONTRACT TERMS

DEPENDENCY ACTIONS IN THE JUVENILE COURT OF

SPALDING COUNTY, GEORGIA

Contractor shall provide for indigent defense regarding dependency actions pending in the Juvenile Court of Spalding County. A Dependency Action is defined as any action wherein the State of Georgia, through the Department of Family and Children Services, brings legal action in Juvenile Court by the filing of a dependency action alleging the dependency of children. Services shall not include representation of any individual not the parent or legal guardian of the subject child ("parent" shall be defined as an individual who has legitimated the subject child, is the putative biological father of the subject child, or is named as a parent upon the child's birth certificate). Contractor is expected to provide comprehensive representation across all phases of dependency proceedings, from initial detention or shelter care hearings through adjudication, disposition, review, permanency planning, and post-disposition proceedings, ensuring continuity of representation and protection of due process rights. Contractor shall also provide for indigent defense in appeals from a Dependency Action, when the Juvenile Court orders such representation.

BASE COMPENSATION

Contractor shall receive as remuneration for services rendered the amount of \$420,000.00 annually. Paid in monthly payments of \$35,000.00, for the fiscal year beginning on July 1, 2026, and continuing thereafter as provided in Part I of this contract.

HOW PAYMENT OF COMPENSATION SHALL BE MADE

The County agrees to pay to the Contractor for the Base Compensation described herein during the first year, and any renewal year thereafter, beginning July 1, 2026, in twelve (12) equal monthly installments, annually. Payment by the County shall be in advance, provided the invoice from the Contractor is received by the County no later than the twenty-fifth (25th) of the month previous to the month to be paid, and, if received by that date, the County shall pay same by the fifth (5th) day of the current month. That is to say, as an example, an invoice for January must be received by the County no later than December 25th, and it will be paid by the County no later than January 5th.

ADDITIONAL FEES

In addition to the Base Compensation above, the County agrees to pay Contractor the following additional fees, each due within thirty (30) days of the County's receipt of Contractor's invoice:

- Specially Set Calendar Days: \$5,000.00 to provide administrative and legal indigent services for each specially set calendar day that exceeds five (5) calendared court days per month.
- Guardian ad Litem Conflicts: \$3,000.00 to provide an express interest attorney in the event a conflict arises with a dual-appointed Guardian ad Litem.
- Caseload Overage: \$5,000.00 per indigent defense appointment that exceeds one hundred (100) indigent defense appointments each year.
- Termination of Parental Rights: \$5,000.00 per indigent defense appointment for Termination of Parental Rights proceedings, where the Juvenile Court orders such proceedings.
- Appeals: \$10,000.00 per appeal.
- Contractor shall not be responsible for the appointment or payment of Guardians ad Litem.

CONFLICT CASES

In the event of a "conflict of interest" situation wherein it is necessary to retain outside counsel to represent an individual, Contractor shall provide for such legal representation by retaining competent outside local counsel to serve.

APPLICATIONS FOR JUVENILE DEPENDENCIES

It shall be the responsibility of the Contractor to review all submitted applications for Juvenile Court Dependency matters. All applications will be completed and accepted at the Contractor's place of business located in Griffin, Georgia. The Contractor will investigate the applications, and the Contractor's designated agent will decide whether the applicant qualifies as "indigent" pursuant to the appropriate State Guidelines. The Contractor will then notify the applicant of whether their application was "approved" or "denied."

INDEPENDENT CONTRACTOR

Nothing herein shall be construed to make the Contractor, nor any member or employee thereof, an "employee" of Spalding County. The only relationship created by this contract shall be that of independent contractor; provided, however, all attorneys appearing on behalf of the Law Firm shall be officers of the Court. All parties to this contract will comply fully with all Federal, State, and local laws and regulations.

INSURANCE

Contractor agrees to provide its own professional liability insurance (malpractice insurance) with an insurance company licensed to do business in the State of Georgia. Said policy shall provide a minimum professional liability coverage of \$2,000,000.00 per claim. In addition, Contractor maintains in effect workers' compensation insurance/coverage in addition to General Liability insurance/coverage in the amount of \$1,000,000.00 per occurrence or a combined single limit of \$2,000,000.00.

SEVERABILITY

If for any reason any paragraph herein is deemed inapplicable, invalid, or unconstitutional, the remaining portions hereof shall remain in full force and effect. However, in the event this Contract is deemed unconstitutional, unenforceable, or illegal for any reason or purpose by any Court of competent jurisdiction, then in that event, this Contract shall be deemed terminated, instantaneously, and each party shall be relieved of its terms and conditions and duty to perform hereunder.

DATA-DRIVEN CASELOAD AND ACTIVITY REPORTING

Intent. County seeks data-driven insight into Contractor activity to support transparency, accountability, workload management, and system planning. Contractor agrees to provide quarterly summary reporting of Contractor activity and performance metrics in accordance with this Section.

Required Activity Metrics. Contractor shall provide a Performance Dashboard updated at least quarterly and containing the following summary information:

- A. Number of cases assigned during the reporting period;
- B. Case types (Dependency Proceedings, including Termination of Parental Rights proceedings);
- C. Number of active cases and number of closed cases as of the end of the reporting period;
- D. Average case duration for cases closed during the reporting period;
- E. Total number of hearings attended during the reporting period;
- F. Average number of hearings attended per case; and
- G. Permanency or disposition outcomes for cases closed during the reporting period, where applicable.

Tracking Systems and Data Quality. Contractor shall maintain accurate records of all Case Assignments and Services using a reliable tracking system. Contractor shall ensure that all data reported in the Performance Dashboard is complete, accurate, and consistent with case records and court filings.

Confidentiality and Aggregation. All Performance Dashboard reports shall present data in aggregated, de-identified form and shall not disclose Confidential Information, case-specific details, or information that would enable identification of individual children or families.

QUALITY AND PROFESSIONAL PERFORMANCE REPORTING

Intent. County and the Juvenile Court require objective measures of professional quality, reliability, and consistency to ensure that Indigent Defense services support timely case resolution, informed judicial decision-making, and the Best Interests of the Child.

Required Performance Indicators and Metrics. Contractor shall monitor, measure, and ensure compliance with the following performance standards and shall describe Contractor's methodology for tracking each metric:

- **Timeliness and Responsiveness.** Contractor shall track and report: (1) average time between Case Assignment and initial client contact; and (2) responsiveness to court directives, inquiries, and scheduling changes.
- **Court Participation and Engagement.** Contractor shall track and report: (1) attendance rate at scheduled hearings; and (2) frequency of communication with the Court, DFCS, or Guardian ad Litem coordinators.
- **Professional Development and Compliance.** Contractor shall track and report: (1) completion of required annual training and continuing education; and (2) participation in supplemental training related to Trauma-Informed Practice or child welfare.
- **Caseload Management.** Contractor shall track and report: (1) average caseload per reporting period; (2) identification of caseload thresholds to prevent overload; and (3) use of reassignment or case-balancing mechanisms, if applicable.

Performance Reporting Format and Use. Performance metrics shall be summarized in a structured performance report or Performance Dashboard, provided: (A) on at least an annual basis; and (B) upon reasonable request by the County or Juvenile Court. The County and the Court may use these reports for: (1) program evaluation; (2) identification of training needs; (3) planning for workload distribution; and (4) informing renewal, continued participation, or removal. All performance reporting shall respect confidentiality requirements and judicial authority.

Corrective Action and Continuous Improvement. If performance metrics indicate deficiencies in timeliness, court participation, work product quality, or caseload management, County may require Contractor to: (A) submit a written corrective action plan within thirty (30) days of notice; (B) participate

in additional training or consultation as reasonably necessary; or (C) reduce caseload or decline new Case Assignments until performance standards are met.

Failure to meet performance standards or implement corrective action may result in termination of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, under seal, by their duly authorized officers this _____ day of _____, 2026.

SPALDING COUNTY, GEORGIA

CHILDRESS & JUSTICE, LLC

Clay W. Davis, Chairman
Spalding County Board of Commissioners

By: _____

Its: _____

Attest: _____
Steve Ledbetter, PhD
Spalding County Clerk

Consider approval of a Resolution Authorizing Election for the Creation of a County Police Force and requesting Spalding County to call an Election of Voters to Approve the Creation of a County Police Force; and Approving the Form of Ballot to be used in such Election.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[Ordinance Draft County Marshal \(Rev 7-31-26\).pdf](#)

[RESOLUTION CALLING FOR ELECTION - Rev. 7-31-26.pdf](#)

SPALDING COUNTY, GEORGIA
COUNTY MARSHAL ORDINANCE
ORDINANCE NO. 202___-ORD-_____

A RESOLUTION AMENDING THE CODE OF ORDINANCES OF SPALDING COUNTY, GEORGIA, AT DIVISION I – LAWS OF LOCAL APPLICATION, PART VI – COUNTY OFFICES, ADDING CHAPTER 2 – COUNTY MARSHAL; REPEALING CONFLICTING ORDINANCES AND PARTS THEREOF; RESTATING THE CODE AS MODIFIED BY THIS ORDINANCE; AND FOR OTHER PURPOSES.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS FOR SPALDING COUNTY, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

DIVISION I – LAWS OF LOCAL APPLICATION, PART VI – COUNTY OFFICES, CHAPTER 2 – COUNTY MARSHAL

Sec. 6.20 - Position created.

There is hereby created, pursuant to O.C.G.A. title 35, ch. 8 (O.C.G.A. § 36-8-1 et seq.), the position of county marshal.

Sec. 6.21. - Responsibility.

The county marshal is responsible for enforcing all county ordinances, including zoning ordinances, environmental ordinances and business license ordinances. He will further perform such other administrative and enforcement duties as may be assigned. An employee of this class will be responsible for the enforcement of the laws and ordinances of the county, including but not limited to the zoning, environmental and business license laws through the citation of violators. Work also involves patrol of the county. Work is performed under the supervision of the county manager or his designee. Work assignments are normally of a verbal nature and usually arise out of complaints from citizens or actual observation of violations. An employee of this class must exercise tact and courtesy in dealing with the public.

State Law reference— Powers of county police generally, O.C.G.A. § 36-8-5.

Sec. 6.22. - Powers; duties.

The powers and duties of the county marshal shall be as provided in the position description approved by the county manager and included in the county uniform personnel management system.

State Law reference— Promulgation of rules and regulations for conduct, management and control of county police, O.C.G.A. § 36-8-7.

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF SPALDING COUNTY, GEORGIA AUTHORIZING THE CREATION OF A COUNTY POLICE FORCE AS AUTHORIZED BY ARTICLE 1 OF CHAPTER 8 OF TITLE 36 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED; REQUESTING THE BOARD OF ELECTIONS OF SPALDING COUNTY TO CALL AN ELECTION OF THE VOTERS OF SPALDING TO APPROVE THE CREATION OF A COUNTY POLICE FORCE (TO BE KNOWN AS THE OFFICE OF THE COUNTY MARSHAL); APPROVING THE FORM OF BALLOT TO BE USED IN SUCH ELECTION; AND FOR OTHER PURPOSES

WHEREAS, Section 36-8-1 *et seq.* of the Official Code of Georgia Annotated, as amended (the “*Act*”), authorizes the appointment of County Police; and

WHEREAS, the Board has determined that it is in the best interest of the citizens of the County that a county police force to be known as the Office of the County Marshal be created;

NOW, THEREFORE, BE IT RESOLVED by the Board, and it is hereby resolved by authority of the same as follows:

Section 1. Call for Election. There is hereby called an election to be held in all the voting precincts in the County on the _____ day of _____, 202__, for the purpose of submitting to the qualified voters of the County the question set forth in Section 2 below.

Section 2. Form of Ballot. The ballots to be used in such election should have written or printed thereon substantially the following:

/__/	YES	Shall the resolution or ordinance adopted by the Board of Commissioners of Spalding County to create a
/__/	NO	county police force be approved?

Section 3. Manner of Election. The date of such election shall be _____, 202__ and is hereby set for and the polls of each election district of the County shall be open at 7:00 a.m. and close at 7:00 p.m., and the election shall be held by the same persons and under and in accordance with the election laws of the State of Georgia, and the returns of such election shall be made to the Board of Commissioners of Spalding County and the Board of Elections and Voter Registration of Spalding County (the “*Board of Elections*”), which shall count the votes, consolidate the returns, and declare the result of such election in the manner required by law.

Section 4. Publication of Notice of Election. The Board of Elections is hereby authorized and requested to publish the call of such election no less than 90 days prior to the day of the election, and to publish notice of such election as required by law in the newspaper in which Sheriff’s advertisements for the County are published once a week for two weeks commencing the week of _____, 202__ in substantially the form attached hereto as **Exhibit “A.”** Prior to the date of the election authorized herein,

there shall be appointed proper Election Managers and Clerks to supervise and hold such election.

Section 5. Notice to Board of Elections. The Clerk of the Board of Commissioners of the County is hereby authorized and directed to deliver a copy of this resolution to the Board of Elections, with a request that the Board of Elections join in this call of the election.

Section 6. Effective Date. This resolution shall be effective upon its approval on second reading by the Board of Commissioners of Spalding County, Georgia.

This _____ day of _____, 202____.

SPALDING COUNTY, GEORGIA

By: _____
Chairman, Board of Commissioners
of Spalding County, Georgia

By: _____
Ex Officio Clerk, Board of
Commissioners of Spalding
County, Georgia

(SEAL)

EXHIBIT A

NOTICE OF ELECTION

TO THE QUALIFIED VOTERS OF SPALDING COUNTY, GEORGIA:

NOTICE IS HEREBY GIVEN that on the _____ day of _____, 202____, an election will be held at the regular polling places in all the election districts of Spalding County, Georgia, at which time there will be submitted to the qualified voters of the special district consisting of Spalding County for their determination the question of whether a county policy force should be created.

The ballots to be used at such election shall have written or printed thereon substantially the following:

/__/	YES	Shall the resolution or ordinance adopted by the Board of Commissioners of Spalding County to create a
/__/	NO	county police force be approved?

The several places for holding said election shall be at the regular and established voting precincts of the election districts of Spalding County, Georgia, and the polls will be open from 7:00 a.m. to 7:00 p.m. on the date fixed for the election.

Those residents of Spalding County qualified to vote at such election shall be determined in all respects in accordance with the election laws of the State of Georgia.

This notice is given pursuant to a resolution of the Board of Commissioners of Spalding County and an order of the Board of Elections and Voter Registration of Spalding County.

Chairman, Board of Commissioners
of Spalding County

Chairman, Board of Elections and Voter
Registration of Spalding County

CLERK'S CERTIFICATE

I, the undersigned Clerk of the Board of Commissioners of Spalding County, DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted by the Board of Commissioners of Spalding County, Georgia on _____, 202____, at a meeting which was duly called and assembled and open to the public and at which a quorum was present and acting throughout, which resolution has not been modified, repealed, revoked or rescinded as of the date hereof.

This _____ of _____, 202____.

Ex Officio Clerk, Board of Commissioners of
Spalding County, Georgia

(SEAL)

Lift from the table: Consider approval of Southern Natural Gas Rights of Way Easement for Dundee Lake Road, Parcel No. 245 01006.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[Southern Natural Gas Righth Of Way Easement-Unsigned.pdf](#)

Line Name: Riverdale Loop Line
 Line No: 5106-4L1
 ROW No:
 AFE No: 240330
 Tract No: GA-SP-0039.00000

This Instrument prepared by and after
 recording return to:
 Attn: Michael Ray
 Southern Natural Gas Company, L.L.C.
 Land & Right of Way Department
 569 Brookwood Village, Suite 600
 Birmingham, Alabama 35209

STATE OF GEORGIA)

SPALDING COUNTY)

Tax ID No: 245 01006

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT **SPALDING COUNTY, GEORGIA**, a political subdivision of the State of Georgia, whose address is P.O. Box 1087, Griffin, Georgia 30224 (hereinafter "GRANTOR", whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, sell, warrant, convey, transfer and confirm effective as of _____, 202_ (the "Effective Date"), unto **SOUTHERN NATURAL GAS COMPANY, L.L.C.**, a Delaware limited liability company ("GRANTEE"), whose address is 569 Brookwood Village, Suite 600, Birmingham, Alabama 35209, its successors and assigns, the following permanent and temporary workspace easements, as applicable (collectively, the "Easements" and individually, an "Easement") for the purpose, presently and at such other times in the future as GRANTEE may elect, to survey, construct, reconstruct, install, maintain, operate, inspect, repair, replace, change the size of, protect, preserve, relocate, alter, remove and retire in place one or more pipelines for the purpose of transporting natural gas, oil, gas, crude, condensate and any other substances that can be transported by pipeline and all related above and below ground appliances, appurtenances, fixtures and equipment deemed by GRANTEE to be necessary or desirable in connection with such pipelines, including, but not limited to, cathodic protection, power line drops, power sources, meters, fittings, tie-overs, risers, valves, launchers, receivers and related piping (collectively, the "Pipelines" and individually, a "Pipeline"), in, on, over, under, across, upon and through the following described property situated in the County of Spalding, State of Georgia, to wit:

SEE EXHIBIT "A" TO THIS RIGHT OF WAY EASEMENT, WHICH IS APPENDED
HERETO AND INCORPORATED HEREIN, FOR PROPERTY DESCRIPTION

If during construction GRANTEE determines that the location of the Easements shown on Exhibit "B" to this Right of Way Easement, which is appended hereto and incorporated herein, requires a material change of location, GRANTEE will seek GRANTOR's consent to modify the location of the Easements, and such consent shall not be unreasonably withheld.

The fifty (50) foot wide permanent right of way Easement hereby granted shall be a permanent right of way Easement located and to be situated twenty-five (25) feet from each side of the centerline of the first Pipeline hereafter installed and constructed by GRANTEE. The portion of this fifty (50) foot wide permanent right of way Easement that lies within the boundaries of the property described herein is described and generally depicted as the "NEW PERMANENT RIGHT OF WAY" on Exhibit "B" to this Right of Way Easement, which is appended hereto and incorporated herein.

GRANTOR does further grant, sell, warrant, convey, transfer and confirm unto GRANTEE an easement to use as temporary workspace during the construction or replacement of its Pipelines the portion of the Property depicted as such on Exhibit "B" (the "TEMPORARY WORKSPACE"). The temporary workspace areas include area necessary for any Pipeline dewatering that may not be depicted on Exhibit "B". Upon completion of GRANTEE's construction or replacement project and restoration of said Temporary Workspace, the Temporary Workspace shall revert back to GRANTOR, and the grant of the Temporary Workspace easements made herein shall terminate.

This grant shall include, without limitation, the perpetual right of GRANTEE, at all times, to have the right of ingress and egress over, across and through the Easement areas and the adjacent and contiguous properties of GRANTOR by reasonable means, including the use of private roads and any other routes of access of GRANTOR, whether presently existing or hereafter constructed and maintained, in order that GRANTEE may access the Easements or otherwise exercise the rights granted by this Right of Way Easement.

GRANTOR represents and warrants that GRANTOR is the lawful owner in fee simple of the land on which the Easements are located and that GRANTOR has a good right to grant the rights and privileges aforesaid, subject only to outstanding mortgages, deeds to secure debt, or deeds of trust, if any, now of record in the county in which said land is situated, and in the event of default by GRANTOR, GRANTEE shall have the right to discharge or redeem for GRANTOR, in whole or in part, any mortgage, deed to secure debt, deed of trust, tax or other lien on said land and thereupon be subrogated to such lien and rights incident thereto. GRANTOR further warrants that it has good and merchantable title to the property described herein and agrees to defend GRANTEE from all claims to the contrary. GRANTOR further agrees to defend, indemnify and hold harmless GRANTEE, its successors and assigns, from and against any and all claims disputing GRANTOR's legal right to convey the Easements to GRANTEE.

GRANTEE, its successors and assigns, is hereby expressly given and granted the right to lease, sell, assign, transfer or convey to others the Easements, including the full rights and privileges hereby granted.

GRANTEE agrees that the Pipelines will be constructed to meet or exceed the US Department of Transportation's depth of cover requirements for the type of pipeline facilities being installed. GRANTOR shall not reduce the cover over the pipelines at any time, increase or decrease the elevation of the earth within the Easement, or allow the reduction of such cover by any third party without GRANTEE's prior written consent, which consent shall not be unreasonably withheld.

GRANTOR, for itself and its heirs, personal representatives, successors and assigns, reserves all oil, gas and other minerals on and under the area of the Easements and the right to cultivate, farm, graze and otherwise fully use and enjoy said lands; provided, however, that GRANTOR, its heirs, personal representatives, successors and assigns, shall not hinder, conflict or interfere with GRANTEE's surface or subsurface rights hereunder, in any way disturb GRANTEE's Pipeline facilities or otherwise interfere with the enjoyment or use of the rights, Easements and estates granted hereby. GRANTOR shall not plant trees, including trees considered as a growing crop, on the area of the Easements. GRANTOR shall neither construct, nor permit to be constructed, any houses, buildings, roads, dams, levees, lakes, reservoirs, ponds, structures, fixtures or any similar or dissimilar obstructions on or over the area of the Easements, or any part thereof, without the prior written consent of GRANTEE. GRANTEE shall have the right hereafter (without liability for any damages to GRANTOR, its successors or assigns) to cut, mow and use appropriate herbicides to keep clear all trees, brush, undergrowth, plantings, invasive plants and noxious weeds, and to remove any other improvements and natural or man-made obstructions that may injure, endanger or interfere with the construction, maintenance or use of the Pipelines or otherwise interfere with GRANTEE's exercise of the rights granted by this Right of Way Easement. After the Pipeline is initially constructed, in the event GRANTOR constructs or allows any man-made obstruction within the area of the Easements or interfering with the Easements, GRANTEE may remove such obstruction. GRANTOR expressly agrees to pay GRANTEE the cost of such removal upon receipt of an invoice from GRANTEE for said costs. GRANTOR shall pay the invoice within thirty (30) days from the date of the invoice.

In addition to the consideration paid for the Easements, GRANTEE agrees to pay GRANTOR for any and all actual physical damages, including, but not limited to growing crops, pasture and fences that arise from GRANTEE's acts or omissions in the use of GRANTEE's ongoing operation activities on the Easements. GRANTEE shall have the right (without liability for any damages to GRANTOR, its successors or assigns) at any time and from time to time after the initial construction of the Pipelines to re-clear the area of the permanent Easement by removing trees, brush and any other obstructions that may interfere with GRANTEE's use of said Easement or the exercise of its rights granted herein.

No delay of GRANTEE in the use or enjoyment of any right or Easement hereby granted or in constructing or installing any additional Pipelines in or along the area of said Easement shall result in loss, limitation or abandonment of any of the right, title, interest, Easement or estate granted herein.

After the completion and installation of the Pipelines, GRANTEE shall have the right to mark the location of its Pipelines with permanent above-ground markers in accordance with any applicable federal or state law, rules, regulations or administrative or judicial orders.

This Right of Way Easement may be signed in counterparts, and all such counterparts shall be deemed as originals and binding upon each party executing any counterpart and upon their respective heirs, personal representatives, successors and assigns. Similarly, electronic signatures shall be deemed as an original signature by the enforcing party.

This Right of Way Easement shall be interpreted in accordance with the laws of, and enforced in, the State of Georgia. If the area of the Easements is located in more than one county, venue shall be in the county where the majority of the area of the Easements is geographically situated.

The Easements shall be deemed abandoned and terminate only following the receipt of a final non-appealable abandonment order (an "Abandonment Order") issued by the Federal Energy Regulatory Commission, or its successor agency, for GRANTEE to abandon the Pipeline facilities. Upon the issuance of an Abandonment Order and the completion of activities necessary to effectuate the abandonment authority granted in the Abandonment Order, (i) the Easements will terminate, (ii) GRANTEE shall have no further rights in the Easements, and (iii) all personal property located on the area of the Easements shall revert back to GRANTOR or GRANTOR's heirs, personal representatives, successors and assigns. When those conditions are satisfied, GRANTEE shall record a release of this Right of Way Easement upon the written request from GRANTOR, or GRANTOR's heirs, personal representatives, successors or assigns.

The Internal Revenue Code provides that a GRANTEE of real property interest must withhold tax if the GRANTOR is a foreign person. Therefore, GRANTOR hereby certifies under oath and subject to the penalties of perjury that GRANTOR is not a foreign person, foreign corporation, foreign trust or foreign estate, for the purposes of Internal Revenue Code compliance.

The terms and provisions hereof shall inure to the benefit of and be binding upon GRANTOR and GRANTEE and their respective heirs, personal representatives, successors and assigns.

This Right of Way Easement covers all the agreements and stipulations between GRANTOR and GRANTEE, and no representations or statements, verbal or written, have been made modifying, adding to or changing the terms or consideration for this Right of Way Easement. This Right of Way Easement, including the attachments and exhibits hereto, embodies the entire agreement between the parties regarding the subject matter hereof. There are no promises, terms, conditions or obligations other than those contained herein, and this Right of Way Easement supersedes all previous communications, representations or agreements, whether oral or written, between the parties.

[Signatures appear on following page]

EXHIBIT A**GA-SP-0039.00000****PROPERTY DESCRIPTION**

That certain tract of land containing 183.17 acres, more or less, situated in Land Lots 164, 165 and 188 of the Third Land District of Spalding County, Georgia, being more particularly described in Exhibit A of that certain Limited Warranty Deed dated April 8, 2005, recorded in Volume 2667, at Page 204, of the Deed Records of Spalding County, Georgia, and being depicted on that Plat of Survey prepared by S. L. Colwell & Assoc., Inc., dated March 28, 2005, and recorded in Volume 25, at Page 13, of the Plat Records of Spalding County, Georgia.

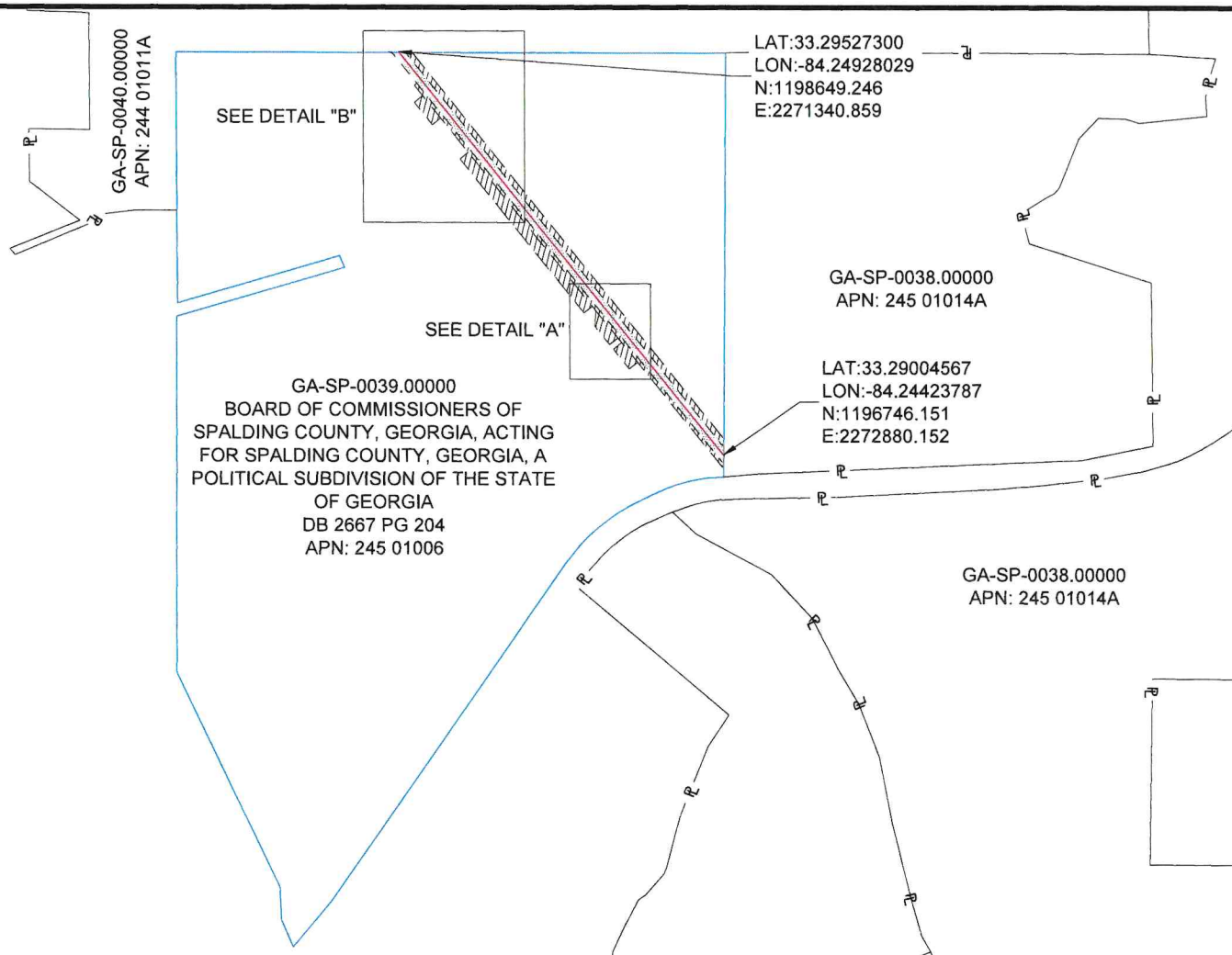
EXHIBIT B

LEGEND

-  PROPERTY LINE
 ADJOINING PROPERTY LINE
 PROPOSED PIPELINE
 RIGHT OF WAY LIMIT (ROW)
 NEW PERMANENT ROW
 TEMPORARY WORK SPACE



SCALE: 1"=800'



THE NEW PERMANENT ROW AND TWS SHALL BE FIXED AND DETERMINED BY THE PROPOSED PIPELINE AS INITIALLY INSTALLED.

SOUTH SYSTEM EXPANSION 4
SPALDING COUNTY, GA
BOARD OF COMMISSIONERS OF
SPALDING COUNTY, GEORGIA, ACTING
FOR SPALDING COUNTY, GEORGIA, A
POLITICAL SUBDIVISION OF THE STATE
OF GEORGIA
LAND LOTS 164, 165, & 188 OF THE 3RD
DISTRICT


GONZALEZ - STRENGTH & ASSOCIATES, INC.
 an LJA company
 1550 Woods of Riverchase Drive, Suite 200, Hoover, AL 35244

NOTES:

1. THIS IS AN EASEMENT SKETCH AND DOES NOT REPRESENT A BOUNDARY SURVEY.
2. DESCRIPTIONS AND SKETCHES OF PROPERTY AND EASEMENTS DEPICTED HEREON ARE BASED ON OF RECORD OBTAINED WHILE CONDUCTING SURVEY AND ON DEEDS OF RECORD.
3. NOT ALL UTILITIES AND IMPROVEMENTS HAVE BEEN FIELD LOCATED OR DEPICTED.
4. DISTANCE BETWEEN PROPOSED CENTERLINE AND EXISTING ROW VARIES.

TEMPORARY WORK SPACE: 3.684 ACRES ±

NEW PERMANENT ROW: 2.810 ACRES ±

CENTERLINE ON TRACT: 2,448'



**Southern Natural Gas
Company, L.L.C.**
a Kinder Morgan company

GA-SP-0039.00000

Sheet: 1 OF 3

DATE: 06/03/25



SPALDING COUNTY, GEORGIA
LAND LOTS 164, 165, & 188 OF THE 3RD DISTRICT

