

CITY OF GRIFFIN BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
ONE GRIFFIN CENTER, W. ELMER GEORGE MUNICIPAL HALL  
TUESDAY, DECEMBER 8, 2015

Chairperson Doug Hollberg presided, calling the meeting to order at 6:00 p.m. Commissioners attending: Cynthia Reid-Ward, Dick Morrow, Ryan McLemore, Joanne Todd and Rodney McCord (arriving late).

Also present were City Manager Kenny L. Smith, City Attorney Andrew Whalen, III, and Teresa Watson to record minutes.

Pledge of Allegiance ..... Commissioner Todd  
Invocation ..... Chairman Hollberg

Approval of Agenda  
*Motion/second by Commissioners Reid-Ward/Todd to approve carried by a vote of 5-0.*

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| <b>PRESENTATIONS / DELEGATIONS</b> |
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- 1. Recognition of outgoing City Commissioner for District Four, Joanne Todd by Chairman Hollberg.

Chairman Hollberg conveyed the thanks of the City of Griffin Board of Commissioners. Commissioner Todd engaged board members, was active in a great many additional roles both in the community and GMA, and she willingly provided service to the City even beyond that of City Commissioner. After 16 years of dedicated service to District Four and the City of Griffin, she will be greatly missed. She received many well wishes and thanked everyone. Then Commissioner Todd read a statement, noting that Ecclesiastes teaches everything has a season ... and this is her season to retire. She complimented the Board, City Manager and City Attorney for all their diligence. She presented a Doc Holliday doll as a token to Commissioner Morrow that could be placed in the Archives.

Rodney McCord arrived 6:06 p.m.

Commissioners Reid-Ward, McCord, McLemore, Morrow all reflected on Commissioner Todd’s service, dedication and genuine love for Griffin. They noted the respect and reputation that she and her family enjoy in the community, heralded her accomplishments and wished her well.

- 2. Recognize Aaron Cook, Assistant Superintendent with the Wastewater Department, as the November 2015 "Strongest Link" award recipient. *Dr. Brant Keller, Public Works Director will address.*

Brant Keller introduced Aaron Cook, one of the smartest wastewater operators he has served with over the years. This native Griffinite served as a mechanic in the Navy for 6 years, and this training served him very well. He is very adept in all areas of water/wastewater. After working in Atlanta, he returned home and has stayed the course. Many operators come and go, but Mr. Cook has demonstrated a tenacity, a dedication and great leadership qualities. The fact that the City is starting an apprentice program in the career academy to help turn operators into really great operators with longevity is due, in large part, to Mr. Cook’s example. When the Cabin Creek superintendent left, Aaron stepped up to become the superintendent there, as well as at Potato Creek. This very technical employee performs admirably, conducts peer reviews, which has saved the City many dollars, and is a pleasure to work with. He personifies what the Strongest Link award is all about.

- 3. A representative of the Griffin-Spalding County Hospital Authority desires to make a presentation to the City Commission concerning recent events germane to the Hospital Authority

Cal Oxford, 32 Stillwater Trace, Griffin, addressed the Board. He thanked Commissioner Todd for her service to the City and the Hospital Authority. The corpus of funding for the Hospital Authority was \$48,199,000 as of November 30. They have made \$1,035,000 in grants this year for the 2016 cycle. This is to promote the health and physical well-being of local citizens. He thanked the Board of the Hospital Authority for their support and noted five were in attendance tonight.

He wanted to announce that Tenet and Wellstar have agreed for Wellstar to purchase all hospitals and clinics belonging to Tenet in the state of Georgia, and that includes the one here locally. The Hospital Authority, for a variety of reasons, did not want to own the hospital. Tenet has been a marvelous partner in these negotiations, showing great concern for the Hospital Authority early on. We did not want to see reduced services, or programs that were unsustainable. We wanted to improve as a regional facility. They entered into a non-disclosure agreement in order to proceed, and it became evident the new owner would be a non-profit. The Hospital Authority Board has been most impressed with Wellstar. They have a wonderful reputation and believe in giving back to the community and

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participating as a member of the community. Mr. Oxford detailed several salient points of the sale (noting these will carry forward to any new buyer in the future).

Finally, he reminded that prior to Tenet, AMI was a non-profit, as is Wellstar. Consequently, this property is eligible to come off the tax digest. However, Wellstar has agreed they will pay all property taxes and personal property taxes up to \$900,000 for 2016. The second year they will pay \$600,000 and \$300,000 in the third year, which provides graduated removal for local governments. They recognize the community needs this gradual removal from taxation and offered to do this. Mr. Oxford was unsure about how Wellstar would continue with existing staff, but he knew that Wellstar's CEO has stated he has no intention of reducing staff but rather desires to grow this hospital. Mr. Oxford noted he had become a real Wellstar fan and felt they will be wonderful additions to the community.

Commissioner Morrow said comments he had heard were all very positive. He complimented the Hospital Authority and Tenet on the good negotiations. Money in lieu of taxes on a graduated scale will help to transition the property off the tax digest. Also, the EMT aspect is critical. The corpus, which has grown in 8 years from \$41 million to \$48 million, appears healthy. Other Hospital Authority Board Members in attendance included Bonnie Pfrogner, Eddie Grogan, Brian Upson, Don Crider, Yvonne Langford, and Mark Peek.

4. Present annual audit results and Comprehensive Annual Financial Report for Fiscal Year Ended June 30, 2015. *Chief Financial Officer Markus Schwab will address. David Irwin, CPA will accompany this presentation.*

David Erwin from Mauldin & Jenkins, along with Markus Schwab, presented the annual audit report. Mr. Erwin helped to oversee this year's healthy audit. The Auditors' Discussion and Analysis will encompass most of what is to be discussed tonight. This year's report is a clean or unmodified opinion with no findings. Of the more than 300 governments throughout the southeast they audit, there are findings in 80% or more, so for Griffin to have no findings is quite an achievement. Staff here is always very receptive and proactive, wanting to address issues on the front end.

The CAFR goes far beyond basic financial reporting requirements and has extensive statistical and demographical information. The City received this award again this year for the 11<sup>th</sup> or 12<sup>th</sup> time.

The Financial Statements section beginning on page four (nine pages long) is important and should be read even if one cannot afford the time to read the entire document. Page 13 with a statement of net position for the City was detailed. Net pension liability is different from past years. These pronouncements required governmental entities to record their allocations for pension liability. The pension plan is also audited each year. This liability is required to be on the books but is one the City itself will not have to pay and does not affect general fund. GASB 68 hasn't affected Griffin as much as some other governments. He complimented the City for its handling of this matter. Fund level financial statements begin on page 15, and shows balance sheet of governmental funds. Fund balance is not cash on hand at year end, he noted; it is difference between assets and liabilities and only a portion is actually in cash.

The page 16 Statement of Revenues was detailed and contained no surprises. Significant transfers in from other funds, i.e. electric and water, were noted. Water/Wastewater and Electric fund income statements were reviewed, and both continue to do quite well. Solid Waste is also generating positive cash flow now. Footnotes begin on page 29 and showed no significant changes except GASB 68. For this single audit with no audit findings, he concluded by thanking staff for working so diligently.

5. Review Financials for October 2015. *Chief Financial Officer Markus Schwab will address.*  
No questions on cash balance. LOST collections of \$352,000 are slightly up. Financial statements for October had no questions.

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| <b>CITIZEN COMMENTS</b> |
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*At this time, the Chairperson opens the floor to comments from the audience. Comments should relate to a specific agenda item, not listed on the agenda for a Public Hearing, or to a concern within the jurisdiction of the City. Commission meetings serve the purpose of conducting city business and are not a forum for the unlimited expression of opinion. The Chairperson reserves the right to limit comments to matters germane to city business and may refer speakers to the City Manager or other staff for resolution.*

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**There were no speakers.**

**PUBLIC HEARINGS**

*Public Hearings are conducted to allow public comment on specific advertised issues such as rezoning, ordinances, policy development, operating budgets and other legislative actions to be considered by the City Commission.*

**None.**

**CONSENT AGENDA**

6. Consider approval of Minutes of the November 24, 2015 Regular Scheduled Meeting of the Board of Commissioners.

***Motion/second by Commissioners Morrow/McLemore to approve Minutes of 11-24-15 carried by a vote of 3-0-3. The three abstentions were Chairman Hollberg and Commissioners Todd and McCord, as all were absent.***

7. Consider on second reading an Ordinance amending the Code of Griffin, Georgia, at Chapter 86, TELECOMMUNICATIONS, Art. III, TELECOMMUNICATION ANTENNAS AND TOWER STANDARDS, by deleting the present article and adopting in lieu thereof a new article in conformance with the Spectrum Act of 2012, modifying the Telecommunications Act of 1996. *City Attorney Drew Whalen will address.*

***Motion/second by Commissioners Morrow/McCord to approve on second reading carried 6-0.***

**REGULAR AGENDA**

*The Regular Agenda includes items on which the Commission will individually consider and possibly take action.*

8. Consider approval of a budget amendment for forklift training from Toyota Forklift of Atlanta in the amount of \$1,799.00 for the Water and Wastewater Department and the Electric Department. *Director of Public Works and Utilities Director Brant D. Keller will address.*

***Motion/second by Commissioners McCord/Morrow to approve carried by a vote of 6-0.***

9. Consider approval of quote for the reconditioning of Pump #2, Lift Station #7 to PMC Company in the amount of \$16,496.30 for the Water and Wastewater Department of the Public Works and Utilities Department. *Director of Public Works and Utilities Brant D. Keller will address.*

***Motion/second by Commissioners Reid-Ward/Morrow to approve carried by a vote of 6-0.***

10. Consider approval of General Release and Indemnification agreement between Jessica Owens and the City of Griffin for personal injuries incurred in a motor vehicle accident occurring December 17, 2012 and which forms the subject of Civil Action File No. 14V-1804, Spalding Superior Court. *City Attorney Drew Whalen will address.*

***Motion/second by Commissioners Morrow/McCord to approve agreement as presented carried by a vote of 6-0.***

**CITY MANAGER'S REPORT**

*The City Manager will update the Commission on pending items, upcoming workshops, meetings, conferences and other pertinent issues.*

- There are no other Board meetings for the remainder of 2015. He wished Happy Holidays.
- The first meeting in January will have numerous board appointments (list provided).
- On Monday, Dec. 14, we will swear in Commissioners David Brock, Doug Hollberg and Cora Flowers, at 5:30 p.m. in the City Courtroom.

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- City Manager Whalen wished everyone a Merry Christmas.

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| <b>CITY COMMISSIONER COMMENTS</b> |
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*Commissioners will provide updates regarding issues of interest from their respective districts and/or committee reports.*

Todd – She again thanked everyone for their well wishes as she leaves office.

Reid-Ward – No additional comment.

Hollberg – He thanked the Board for its support of the one-time supplement for employees. He thanked Mrs. Todd. This is his final meeting as Chairman, and it has been a pleasure. He thanked City Manager Kenny Smith for all his efforts and wished all a Merry Christmas.

Morrow – Reminded all of the Airport Authority meeting Dec. 14 and wished a Merry Christmas to everyone.

McLemore – He wished for everyone a very Merry Christmas and complimented CFO Markus Schwab on such an impressive audit. He concluded with well wishes for Mrs. Todd.

McCord – No additional comment.

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| <b>ADJOURN</b> |
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*Motion/second by Commissioners Morrow/Todd to adjourn at 7:10 p.m. carried 6-0.*

Respectfully Submitted,

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Kenny L. Smith, City Manager/Secretary

Accepted:

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Douglas S. Hollberg, Chairperson