



**PAULDING COUNTY BOARD OF COMMISSIONERS  
BOARD MEETING AGENDA  
November 14, 2023**

**Watson Government Complex  
Second Floor – Board of Commissioners  
Meeting Room**

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**CALL TO ORDER:** David L. Carmichael, Chairman

**INVOCATION:** David L. Carmichael, Chairman

**PLEDGE:** Presentation of Colors by South Paulding High School JROTC

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**MINUTES:**

1. Action to adopt the October 24, 2023 Work Session Minutes and the October 24, 2023 Board Meeting Minutes.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

**ANNOUNCEMENTS:** None

**INVITED GUESTS:** None

**BID AWARDS:**

2. Action to award the Burnt Hickory Road at Stout Parkway and Brownsville Extension Roundabout Project to the lowest responsive bidder, E.R. Snell Contractors, Inc. in the amount of \$2,172,580.54. Funds for the project will be allocated from GDOT reimbursement of \$1,465,017.53 and Paulding and Cobb County sharing the additional cost. The Paulding portion will be allocated from SPLOST funds in the amount of \$353,781.51. This Project is located on the Cobb County / Paulding County line, with the Paulding portion located in Post 3.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

3. Action to award the purchase of a 2024 Freightliner Chipper Truck to Peach State Truck Centers in the amount of \$129,719.00. This purchase will be funded through General Funds and was approved in the 2024 Budget.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

4. Action to award the purchase of a 2024 Freightliner 15' Flatbed Dump Truck to Peach State Truck Centers in the amount of \$127,586.00. This purchase will be funded through General Funds and was approved in the 2024 Budget.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

5. Action to award the purchase of (2) 2024 Freightliner Tandem Dump Trucks to Peach State Truck Centers in the amount of \$170,356.00 each. This purchase will be funded through General Funds and was approved in the 2024 Budget.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

6. Action to award the Playground of Dreams Bathroom Remodel Project to the low bidder, Hugh MacMartin in the amount of \$16,500.00. Funding for this project will be through SPLOST.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

7. Action to award the Employee Benefits Plan Brokerage and Consulting Services Agreement to NFP.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

**REPORTS FROM COMMITTEES & DEPARTMENTS:** None

**PUBLIC PARTICIPATION ON AGENDA ITEMS:**

**CONSENT AGENDA:** Action to approve the following consent agenda items:

- 8. Authorize the Chairman to enter into a Project Framework Agreement (PFA) with the Georgia Department of Transportation (GDOT) detailing the Preliminary Engineering Commitments for PI 0019801, Dallas Acworth Highway, from Mt. Tabor Church Road to State Route 92 Widening Project. Federal funding secured with the Atlanta Regional Commission in the amount of \$875,000.00 will be utilized for this project. This project is located in Post 1 and Post 4.
- 9. Confirm the 2024 Paulding County Board of Commissioners' designated Holiday Schedule.
- 10. Approve the Paulding County Board of Commissioners 2024 Regular Meeting Schedule.
- 11. Approve a new job classification and description for an Executive Assistant for the Sheriff's Office.
- 12. Adopt job classification for a Construction Division Manager for Paulding Water Systems.
- 13. Appoint Peggy Osterhoudt as the Democratic Representative to serve on the Board of Elections, with a term through June 30, 2027.
- 14. Accept the following streets for perpetual maintenance by the County:

**Macland Township / Phase 2**

Ireland Lane  
Mallow Court  
Ireland Point  
Monagham Way  
Limerick Way

**Riverwalk Manor / Unit 1, Phase 4C-1A**

Sweetplum Trail

**Riverwalk Manor / Unit 1, Phase 4C-1B**

River Birch Trace

- 15. Declare the following items listed as surplus, and approve their disposal through auction or trade:

<u>Department</u>	<u>Item Number</u>	<u>Make/Model</u>	<u>Serial Number</u>
Water/Sewer	Unit 713	2007 Mustang	AE01353
Water/Sewer	Mini Excavator	38032T	
Sheriff	Unit S-191	2015 Chevy Caprice	6G3NS5U29FL126232

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

**OLD BUSINESS:** None

**NEW BUSINESS:**

- 16. Action to adopt County Administration's job classification for Community Relations Coordinator.  
Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_
- 17. Action to authorize the Chairman to enter into a Professional Services Agreement with Heath & Lineback Engineers, Inc. for continuing supportive engineering services, not to exceed \$500,000.00 for a 14 month period. Agreement will be funded with General Funds.  
Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_
- 18. Action to authorize the Chairman to enter into an Agreement with TranSystems, Inc. in the amount of \$105,000.00, for completion of engineering plans for the Pine Shadows Drive at Lake Jane Roadway and Drainage Project. Project is located in Post 2 and will be funded with General Funds.  
Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_
- 19. Action to approve the funding in the amount of \$1.6 million to the Paulding County Airport Authority for construction of T-Hangers. The project will be funded with General Funds.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
 For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

- 20. Action to approve the Indemnification and Release Agreement between, Paulding County: Arcadis U.S. Inc.: and Piedmont Geotechnical Consultants Inc., arising from the construction of the Richland Creek Reservoir whereby Paulding County will receive \$3,500,000.00 in settlement of dispute claims.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
 For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

- 21. Action to approve a project funding allotment increase in the amount of \$600,000.00 for the completion of the Dallas Acworth Highway / Frey Road / Mt. Tabor Church Road Intersection Improvement Project This allotment request will be allocated from SPLOST funds. Located in Post 1 and Post 4.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
 For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

- 22. Action to approve the Commercial Purchase and Sale Agreement with Oasis Family Church, Inc., for the purchase of the Oasis Family Church property located at 210 Paulding Lane (Paulding County Tax Parcel 138.4.2.025.0000) consisting of approximately 7.6 acres, for the price of \$5,200,000.00, and to authorize the Chairman to execute all documents related thereto.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
 For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

- 23. Action to adopt Resolution 23-37 confirming Executive Session for the purpose of Pending/Potential Litigation and Real Estate.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
 For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

**Items from the October 24, 2023  
 Planning and Zoning Commission**

- 24. 2023-24-Z: Application by RONALD CRAIG WILCOX, requesting to rezone 5.27 acres from R-2 (Suburban Residential District) to A-1 (Agricultural District) for the purposes of a small hobby farm. Property is located in Land Lots 1043; District 18; Section 3; south side of High Shoals Road (3009 High Shoals Road). POST 4.

RECOMMENDATION BY THE PLANNING COMMISSION: APPROVAL (5-0-1).

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
 For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

- 25. 2023-27-Z: Application by CHRIS COCHRAN requesting to rezone 4.05 acres from B-1 (General Business District) to B-2 (Highway Business District) to construct a flex-building for office and inventory storage. Property is located in Land Lot 537; District 3; Section 3; project site is located on the north side of Seven Hills Connector, across from Cedarcrest Blvd. POST 1.

RECOMMENDATION BY THE PLANNING COMMISSION: APPROVAL (5-0-1).

1. Owner/Developer agrees the following B-2 uses will be prohibited. Automotive Parts, Accessories, and Tire Stores, Automotive Body, Paint, and Interior Repair and Maintenance, Emission Inspection Stations, Gasoline Stations, and Recycling Centers.
2. Owner/Developer agrees to provide stormwater maintenance agreements and stormwater pond certifications for the proposed detention pond and if needed the existing pond located along the northwest property line.
3. Owner/Developer agrees to assess intersection operation based on existing and proposed traffic / distributions, including trip generation, ICE Analysis, and capacity analyses.
4. Owner/Developer acknowledges the type and location of access for the proposed development shall be determined during the plan review process.
5. Owner/Developer shall provide and maintain inter-parcel access to adjacent properties and maintain a connecting frontage road.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
 For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

- 26. 2023-28-Z: Application by CHRIS COCHRAN requesting to rezone 1.945 acres from B-1 (General Business District) to B-2 (Highway Business District) to construct a flex-building for office and inventory storage. Property is located in Land Lot 537; District 3; Section 3; project site is located on the north side of Seven Hills Connector, across from Cedarcrest Boulevard. POST 1.

**RECOMMENDATION BY THE PLANNING COMMISSION: APPROVAL (5-0-1).**

- 1. Owner/Developer agrees the following B-2 uses will be prohibited. Automotive Parts, Accessories, and Tire Stores, Automotive Body, Paint, and Interior Repair and Maintenance, Emission Inspection Stations, Gasoline Stations, and Recycling Centers.
- 2. Owner/Developer agrees to provide stormwater maintenance agreements and stormwater pond certifications for the proposed detention pond and if needed the existing pond located along the northwest property line.
- 3. Owner/Developer agrees to assess intersection operation based on existing and proposed traffic / distributions, including trip generation, ICE Analysis, and capacity analyses.
- 4. Owner/Developer acknowledges the type and location of access for the proposed development shall be determined during the plan review process.
- 5. Owner/Developer shall provide and maintain inter-parcel access to adjacent properties and maintain a connecting frontage road.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
 For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

**CONCLUSION OF REGULAR BUSINESS**

**PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:** None

**EXECUTIVE SESSION:** None

**ADJOURNMENT**