



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

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

CALL TO ORDER: David L. Carmichael, Chairman

INVOCATION: David L. Carmichael, Chairman

PLEDGE: Presentation of Colors by South Paulding High School JROTC

PRESENT: David L. Carmichael, Chairman; Keith Dunn, Post 1; Sandy Kaecher, Post II; Virginia Galloway, Post III; Brian Stover, Post IV; Jayson Phillips County Attorney; Frank Baker, County Manager; Rebecca Merideth, County Clerk.

MINUTES:

1. The October 24, 2023 Work Session Minutes and the October 24, 2023 Board Meeting Minutes:

Brian Stover made a motion to approve the October 24, 2023 Work Session Minutes and the October 24, 2023 Board Meeting Minutes. Seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

2. 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:
Virginia Galloway made a motion to approve 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. Seconded by Brian Stover. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Transportation Department)

3. 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:

Keith Dunn made a motion to approve 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. Seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Finance Department)

4. 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:

Brian Stover made a motion to approve 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. Seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Finance Department)

- 5. **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:**

Keith Dunn made a motion to approve 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. Seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Finance Department)

- 6. **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:**

Chairman Carmichael made a motion to approve 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. Seconded by Brian Stover. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

- 7. **Employee Benefits Plan Brokerage and Consulting Services Agreement to NFP:**

Sandy Kaecher made a motion to approve the Employee Benefits Plan Brokerage and Consulting Services Agreement to NFP. Seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Human Resources Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

CONSENT AGENDA: Sandy Kaecher made a motion 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.* (On file in the Transportation Department)
- 9. *Confirm the 2024 Paulding County Board of Commissioners' designated Holiday Schedule.* (On file in the Human Resources Department)
- 10. *Approve the Paulding County Board of Commissioners 2024 Regular Meeting Schedule.* (See Attachment "A")
- 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
 - Monaghams 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

Seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

OLD BUSINESS: None

NEW BUSINESS:

16. County Administration's job classification for Community Relations Coordinator:

Sandy Kaecher made a motion to approve the County Administration's job classification for Community Relations Coordinator. Seconded by Chairman Carmichael. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Human Resources Department)

17. 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:

Virginia Galloway made a motion 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. Seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Transportation Department)

18. 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:

Sandy Kaecher made a motion to approve the 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. Seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Transportation Department)

19. 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:

Sandy Kaecher made a motion to approve 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. Seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (See Attachment "B")

20. 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:

Brian Stover made a motion 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. Seconded by Keith Dunn. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (See Attachment "C")

21. 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:

Brian Stover made a motion to approve the 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. Seconded by Keith Dunn. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Transportation Department)

22. **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:**

Keith Dunn made a motion 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. Seconded by Chairman Carmichael. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (See Attachment “D”)

Frank Baker, County Manager stated this purchase is to become the new location for the Paulding Senior Center. The current facility is about 30 years old and in bad shape. This gives us the opportunity to get our seniors in a new location quicker, will allow us to expand the programs for our seniors, and to add additional new programs. The current location is 17,000 sq. ft. This one is 42, 000 sq. ft. giving a larger space for the Senior Center and offers additional space for other uses.

23. **Resolution 23-37 confirming Executive Session for the purpose of Pending/Potential Litigation and Real Estate:**

Chairman Carmichael made a motion to adopt Resolution 23-37 confirming Executive Session for the purpose of Pending/Potential Litigation and Real Estate. Seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (See Attachment “E”)

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

24. **2023-24-Z:** Brian Stover made a motion to approve 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. Seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

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

25. **2023-27-Z:** Keith Dunn made a motion to approve with the five (5) listed stipulations 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. Seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. Abstention: Post IV Brian Stover.

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.

26. 2023-28-Z: Keith Dunn made a motion to approve with the five (5) listed stipulations 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. Seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. Abstention: Post IV Brian Stover.

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.

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

Chairman Carmichael asked the Commissioners if they have any announcements or comments.

Commissioner Galloway wished the Board Members, County Staff and all of Paulding a Happy Thanksgiving, because the Board will not meet again until December 14, 2023.

EXECUTIVE SESSION: None

ADJOURNMENT: Sandy Kaecher made a motion to adjourn, seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.



Rebecca Merideth, County Clerk



David L. Carmichael, Chairman