



**PAULDING COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MINUTES  
December 14, 2021**

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

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- CALL TO ORDER:** David L. Carmichael, Chairman
- INVOCATION:** Deborah Opie, Paulding County Minister
- PRESENT:** David L. Carmichael, Chairman; Keith Dunn, Post I; Sandy Kaecher, Post II; Chuck Hart, Post III; Brian Stover, Post IV; Jayson Phillips, County Attorney; Frank Baker, County Administrator; Rebecca Merideth, County Clerk
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**MINUTES:**

- 1. The November 9, 2021 Work Session Minutes and the November 9, 2021 Board Meeting Minutes were available for review.*

**ANNOUNCEMENTS:**

Team Paulding: Employee of the Month, Senior Construction Inspector, Bobby Smith with the Transportation Department aired for the Commissioners and audience.

**INVITED GUESTS:** None

**BID AWARDS:**

- 2. Contract with Pond & Company in the amount of \$249,958.49, for a scoping study on SR 6, between Buchanan Highway and the Cobb County Line, to develop project concept(s) that can be programmed to improve mobility, safety, and access to all modes of transportation on the corridor. Funds will be allocated through SPLOST and Federal Funds:*  
Authorize the Chairman to enter into a Contract with Pond & Company in the amount of \$249,958.49, for a scoping study on SR 6, between Buchanan Highway and the Cobb County Line, to develop project concept(s) that can be programmed to improve mobility, safety, and access to all modes of transportation on the corridor. Funds will be allocated through SPLOST and Federal Funds. George Jones, Transportation Director, stated that even though this is a GDOT road, it is in the best interest of the County to move forward to plan transportation projects for this corridor. SR6 also known as Hwy 278 is the heaviest traveled road in Paulding County. There were seven Firms that submitted proposals to the Team for Review and Ranking. Mr. Jones further stated that this study is to help improve the flow of traffic to accommodate the projected growth of the County and has a completion date of September 2022.
- 3. Software purchase in the amount of \$739,275.51 to the lowest bidder, Crayon. Funding will be allocated through general funds by equal payments over a three-year period:*

Approve software purchase in the amount of \$739,275.51 to the lowest bidder, Crayon. Funding will be allocated through general funds by equal payments over a three-year period. Will Lyons, Information Technology Director, stated in October the Finance Department opened a bid for the renewal of our Microsoft Enterprise Agreement. This Agreement is a three-year Microsoft Server and Client License Entitlement to install Microsoft Software on the servers and work stations that are used across the County. Mr. Lyons stated that there was only one bid that came back in a timely manner which was from Crayon Software Experts from Dallas Texas. This will be paid over a three-year span coming out of the 2022, 2023 and 2024 General Funds Budget.

**Chairman Carmichael** asked Mr. Lyons if he knew why we only received one bid.

**Mr. Lyons** stated that there was one late bid that came from the incumbent provider from 2018. He further stated that the IT Department works with the Finance Department to put these bids out to as many places as possible in hopes of getting more bids.

**Commissioner Dunn** asked how frequently it has to be updated.

**Mr. Lyons** stated that it has to be updated every three years and this was a 10.5% increase from the 2018 Agreement.

**4. *Millwork package for State Courtroom #1 to M & N Millwork in the amount of \$70,000.00. Funding will be allocated through General Funds:***

Approve the millwork package for State Courtroom #1 to M & N Millwork in the amount of \$70,000.00. Funding will be allocated through General Funds. Scott Greene, Director of Operations, stated that he will be coordinating with Building Maintenance to complete this interior finish project by managing most of the work in-house and contracting out various pieces. He further stated that this project has a 6-week completion date ending at the end of January 2022.

**Chairman Carmichael** asked County Administrator, Frank Baker to explain what bringing State Court to Paulding County will provide.

**Frank Baker** stated that having State Court in Paulding County is long needed. Superior Court has been handling all cases. This will help provide efficiency to the system and allow Superior Court to focus on the felony and civil cases. State Court is very active and helps the Justice System run more efficiently.

**Commissioner Hart** asked Mr. Baker to speak on a case to case log perspective.

**Mr. Baker** stated that State Court can handle the high volume of traffic violations and misdemeanors cases sent to them by the Superior Court.

**5. *Purchase of a Single Axle Dump Truck from Peach State Truck Centers in the amount of, \$108,344.00 for the Department of Transportation:***

Approve the purchase of a Single Axle Dump Truck from Peach State Truck Centers in the amount of, \$108,344.00 for the Department of Transportation. Tabitha Pollard, Finance Director, stated this bid was on a State Contract awarded to Peach State Truck Centers.

**6. *Purchase of a Pipe Jetter from the lowest bidder, P & H Supply, Inc. in the amount of \$70,000.00 for the Department of Transportation:***

Approve the purchase of a Pipe Jetter from the lowest bidder, P & H Supply, Inc. in the amount of \$70,000.00 for the Department of Transportation. Tabitha Pollard, Finance Director, stated we received three bids and awarded it to the lowest bidder, P & H Supply, Inc.

**7. *Purchase of an excavator from Yancey Brothers in the amount of \$348,000.00 for the Department of Transportation:***

Approve the purchase of an excavator from Yancey Brothers in the amount of \$348,000.00 for the Department of Transportation. Tabitha Pollard, Finance Director, stated we received three bids and awarded it to the middle bidder due to a few included upgrades, such as the 360 visual turn that better meets the needs of the Transportation Department.

**8. *Purchase of a F-550 to the lowest bidder, Hardy Family Ford in the amount of \$51,055.00 for the Storm Water Department:***

Approve the purchase of an F-550 to the lowest bidder, Hardy Family Ford in the amount of \$51,055.00 for the Storm Water Department. Tabitha Pollard, Finance Director, stated this bid was awarded to Hardy Family Ford who bided against the State Contract at \$51,079.00.

**9. *Renovations of the Burnt Hickory Playground to include the design, equipment and installation of 100% ADA accessible playground to the lower bidder Bliss Products and Services, in the amount of \$374,287.15. Funds will be allocated through SPLOST.***

Approve the renovations of the Burnt Hickory Playground to include the design, equipment and installation of 100% ADA accessible playground to the lower bidder Bliss Products and Services, in the amount of \$374,287.15. Funds will be allocated through SPLOST. Michael Justus, Parks and Recreation Director, stated this will not only renovate the playground but also bring new structures to address the adaptive participants. This structure will be ramped as well as putting board in place to eliminate the mulch. There were four bids for this project.

**Commissioner Stover** asked Mr. Justus to speak on the field that is currently at the park.

**Mr. Justus** stated that Burnt Hickory Park is currently where the Adaptive Recreation Program is head quartered, there is a synthetic turf field for baseball, soccer and lacrosse. The field is also designed to accommodate wheelchairs.

**10. *Purchase of a metal storage building to Carolina Carports in the amount of \$52,257.20 for the Department of Transportation:***

Authorize the Chairman to approve the purchase of a metal storage building to Carolina Carports in the amount of \$52,257.20 for the Department of Transportation. Tabitha Pollard, Finance Director, stated this project was in the 2022 budget. This will be an 80 x 40 pole barn and metal storage building to cover equipment, materials and trailers for DOT.

**REPORTS FROM COMMITTEES & DEPARTMENTS:** None

**PUBLIC PARTICIPATION ON AGENDA ITEMS:** None

**CONSENT AGENDA:** Chairman Carmichael read the following consent agenda items:

- 11. Approve the rate increase allowed by the Haul and Disposal Contract with BFI Transfer Systems of Georgia / Republic Services of Georgia with a 4.54% increase effective December 1, 2021.**
- 12. Adopt updated policy for Drug and Alcohol Testing Policy (Zero Tolerance).**
- 13. Adopt Government Buildings job classification for Plumber.**
- 14. Adopt Sheriff's Office job classification for Senior Detention and Senior Deputy.**

**OLD BUSINESS:**           None

**NEW BUSINESS:**

- 15. Resolution 21-38 requesting the Board of Commissioners of Paulding County, Georgia approve the issuance of revenue anticipation certificates by the Paulding County Hospital Authority:**

Discussed action to adopt Resolution 21-38 requesting the Board of Commissioners of Paulding County, Georgia approve the issuance of revenue anticipation certificates by the Paulding County Hospital Authority. Matt McCade, Council for Wellstar, stated this Resolution is required under Section 140.7.F of the Internal Revenue Code to allow bonds to bear interest at a tax exempt rate. This Resolution is to refund some of the bonds issued by the Paulding County Hospital Authority in 2012 which were used to build Wellstar Paulding Hospital. These bonds would be refunded to savings for Wellstar Health System to lower the interest cost. Wellstar is seeking the approval from the Paulding County Board of Commissioners as the applicable elected representative to issue the bonds not to exceed 98 million dollars. There is no liability to the County, or Cities therein.

- 16. Resolution 21-39 requesting the Board of Commissioners of Paulding County, Georgia approve the issuance of revenue anticipation certificates by the Cobb County Kennestone Hospital Authority:**

Discussed action to adopt Resolution 21-39 requesting the Board of Commissioners of Paulding County, Georgia approve the issuance of revenue anticipation certificates by the Cobb County Kennestone Hospital Authority. Matt McCade, Council for Wellstar, stated this Resolution is related to the series of revenue anticipated certificates issued by the Cobb County Kennestone Hospital Authority in 2012. Some of those bonds were used to fund facilities in Paulding County such as the Paulding County Nursing Center.

**Jayson Phillips, County Attorney** asked if by saying refunding, if that means refinancing

**Mr. McCade** confirmed, in the Revenue Anticipated Certificates it's called a refunding. Refunding is the term used under the Tax Law.

- 17. Ordinance 21-09 amending Chapter 6 of the official Paulding County Code to provide for the issuance of Wine Manufacturing Licenses and to update the Brewery Production quantity limits consistent with State Law:**

Discussed action to adopt Ordinance 21-09 amending Chapter 6 of the official Paulding County Code to provide for the issuance of Wine Manufacturing Licenses and to update the Brewery Production quantity limits consistent with State Law. Jayson Phillips, County Attorney, stated there are multiple types of Alcohol Licenses in Paulding County, but currently do not have a

Wine Manufacturing License. This would amend the code to allow you to manufacture wine from grapes not grown on your own property for commercial purposes.

**18. *Project funding allotment increase in the amount of \$425,000.00, for the completion of 2021 Asphalt Contract I. Funding for this work will be allocated from SPLOST:***

Discussed action to approve a project funding allotment increase in the amount of \$425,000.00, for the completion of 2021 Asphalt Contract I. Funding for this work will be allocated from SPLOST. George Jones, Transportation Director, stated in April of 2021 C.W. Matthews was awarded this Contract. There was a overrun of \$425,000.00 due to the condition of the roadways.

**19. *Execute the application for the GDOT FY2022 Local Maintenance and Improvement Grant (LMIG) in the amount of \$1,953,689.57 and the required 30% match funds of \$586,106.87. Match funding will be allocated through general funds:***

Discussed action to authorize the Chairman to approve and execute the application for the GDOT FY2022 Local Maintenance and Improvement Grant (LMIG) in the amount of \$1,953,689.57 and the required 30% match funds of \$586,106.87. Match funding will be allocated through general funds. George Jones, Transportation Director, stated the LMIG grant is based on County road mileage and population. By law the County is required to provide 30% in matching funds. This will be for six roads.

**20. *Resolution 21-36 authorizing the submission of Transportation Improvement Program Grant applications to the Atlanta Regional Commission for the following four proposed projects: Dallas Acworth Highway from SR 92 to Mt. Tabor Church Road; East Paulding Drive from SR 120 to west of Brooks Rackley Road; Cedarcrest Road from SR 92 to Seven Hills Blvd; SR 120 (Charles Hardy Pkwy) from the Cobb County line to SR 6/US 278:***

Discussed action to adopt Resolution 21-36 authorizing the submission of Transportation Improvement Program Grant applications to the Atlanta Regional Commission for the following four proposed projects: Dallas Acworth Highway from SR 92 to Mt. Tabor Church Road; East Paulding Drive from SR 120 to west of Brooks Rackley Road; Cedarcrest Road from SR 92 to Seven Hills Blvd; SR 120 (Charles Hardy Pkwy) from the Cobb County line to SR 6/US 278. George Jones, Transportation Director, stated this Grant was opened in October of 2021. Paulding County submitted 4 projects for funding, requesting 8.8 million dollars with the County providing 30%, 2.2 million dollars in matched funds. A Resolution by the County is required when applying for this Grant which is due by December 31, 2021.

**Chairman Carmichael** asked Mr. Jones to speak on how roads are chosen for this Grant.

**Mr. Jones** stated that these are projects that are supported by the Local Govern Authority typically in the Comprehensive Transportation Plan or projects that already have support from the Board of Commissioners.

**21. *Plan Amendment for the Neighborhood Stabilization Program 3 (NSP3) to include eligible users of demolition and rehabilitation:***

Discussed action to approve the Action Plan Amendment for the Neighborhood Stabilization Program 3 (NSP3) to include eligible users of demolition and rehabilitation. Tabitha Pollard, Finance Director, stated this is a Grant the County has been working on since 2011, to purchase foreclosed and abandoned properties to turn them into residential properties for lower income families to purchase. There have been 12 rehab properties and provided homeowner's assistance

to 14 families. When these properties are sold the money goes back in the program (program income), there has been \$700,000.00 in program income and there is \$425,000.00 remaining. Foreclosed and abandoned properties are becoming harder to grab, the County is now requesting to add eligible uses such as demolition and redevelopment.

**Chairman Carmichael** asked if they get to know which Citizens get to use this opportunity.

**Ms. Pollard** stated that she has a list of addresses, but no names.

**22. *Resolution 21-37 authorizing the Chairman to sign the Georgia Environmental Finance Authority loan document providing funding to extend sanitary sewer lines and related appurtenances:***

Discussed action to adopt Resolution 21-37 authorizing the Chairman to sign the Georgia Environmental Finance Authority loan document providing funding to extend sanitary sewer lines and related appurtenances. Tabitha Pollard, Finance Director, stated several months ago there was an \$600,000.00 ARC Grant for the installation of the Hiram sewer lines. This project cost \$1.8 million, this will allow GEFA money to be used at a 0% interest rate for five years to complete the installation of the sewer lines.

**23. *Resolution 21-40 imposing a Moratorium on acceptance of residential Subdivision Rezoning Request:***

Discussed action to adopt Resolution 21-40 imposing a Moratorium on acceptance of residential Subdivision Rezoning Request. Ann Lippmann, Community Development Director, stated she is asking for a 74-day Moratorium expiring March 1, 2022 to allow Planning and Zoning to finalize on the UDO and get underway on their Comprehensive Plan update, in order to merge them together.

**Commissioner Stover** thanked Ms. Lipmann and her staff for bringing this item in front of the Board of Commissioners.

**Ms. Lipmann** stated this will not prevent anyone from rezoning to agricultural or to R-2. This will only effect residential.

**24. *Resolution 21-41 authorizing annual water and sewer rate increases through 2026:***

Discussed action to adopt Resolution 21-41 authorizing annual water and sewer rate increases through 2026. Tabitha Pollard, Finance Director, stated in 2016 there was a Resolution adopted for water rates set for 5 years based on Cobb Marietta rates. Over the past few years the rates are not where we expected. Ms. Pollard further stated that today she is proposing a rate increase to 2.5 for this year and the next, then be reduced to 1.5 then 1 for the final year.

**Commissioner Stover** asked if the funds from the Federal Government were taken into consideration to get these numbers.

**Ms. Pollard** confirmed that they were taken into consideration.

**Laurie Ashmore, Water System Director**, stated that these numbers do not reflect the money the County may receive from Grants that have been applied for.

**25. Sanitary sewer service to be provided by the City of Dallas to Parcel #149.4.1.1.011.0000 within the Paulding Sewer Service Area until such time that County Gravity Sewer Service is available to the property:**

Discussed action to approve the sanitary sewer service to be provided by the City of Dallas to Parcel #149.4.1.1.011.0000 within the Paulding Sewer Service Area until such time that County Gravity Sewer Service is available to the property. Laurie Ashmore, Water System Director, stated the County and the City of Dallas have defined areas where each provide sewer services, generally drawn along ridge lines. This parcel is on the east side of Highway 61, the City of Dallas services the west side of Highway 61 and north of Hay Renfroe Road. The Counties closest sewer is three miles away by gravity from this Parcel. The City has a manhole north of Hay Renfroe Road. The recommendation is to allow the City of Dallas to provide sewer services until the County has gravity sewer service available in this area.

**CONCLUSION OF REGULAR BUSINESS**

**PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:**

Ms. England regarding Pickleball in Paulding County.

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

**Commissioner Kaecher** thanked Trent Tibbitts for providing Community Development with a copy of a book with all of the cemeteries in Paulding County.

**Commissioner Stover** encouraged anyone with a desire to learn about the history of Paulding County from the Civil War and the Jones Family to read the book titled *The Black Horseman*. Copies can be found at Elrods Nursrey.

**Commissioner Hart** wished everyone a Merry Christmas.

**Chairman Carmichael** expressed his appreciation for the staff of Paulding County.

**EXECUTIVE SESSION:** Brian Stover made a motion to go into Executive Session for the purpose of Real Estate, seconded by Chuck Hart. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

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