



**PAULDING COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES
October 10, 2023**

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

CALL TO ORDER: David L. Carmichael, Chairman

INVOCATION & PLEDGE: Tommy Leonard, Chaplain for Paulding County Public Safety

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 September 12, 2023 Work Session Minutes and the September 12, 2023 Board Meeting Minutes were available for review.*

ANNOUNCEMENTS:

Team Paulding: Paulding Recycle Center video aired for the Board and the audience.

INVITED GUESTS:

Senator Jason Anavitarte presented Dr. Kathryn Melton a Resolution recognizing and commending Shepherd's Rest Ministries, Inc. and the services they provide for Paulding County.

BID AWARDS:

- 2. Approve the purchase of (3) F-550's, (1) F-450, (1) F-350 and (7) F-250's from Hardy Family Ford in the amount of \$845,032.10. Funding for these vehicles is General Fund \$372,703.00, JCSA \$50,896.00, SPLOST \$252,825.10 and Water/Sewer \$168,608.00:*

Discussed action to approve the purchase of (3) F-550's, (1) F-450, (1) F-350 and (7) F-250's from Hardy Family Ford in the amount of \$845,032.10. Funding for these vehicles is General Fund \$372,703.00, JCSA \$50,896.00, SPLOST \$252,825.10 and Water/Sewer \$168,608.00. Tabitha Pollard, Finance Director stated we were given a 2-3 week period to place all vehicle orders. There is a total of 12 vehicles on this order, these vehicles are for the Transportation Department, Fleet Maintenance, Parks and Recreation, Water and Sewer, the Sheriff's Department and the Fire Department. She further stated Hardy Family Ford holds the State Contract on the vehicles.

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS:

Johnathan Jones, representing Elite Engineering regarding application 2023-15-Z stated his client would like to formally withdraw application 2023-15-Z from the agenda and consideration.

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

- 3. Approve the request to retire or surplus Sergeant Thomas LeHolm's Service Weapon, retired September 24, 2023, Glock Model 21, serial #TYN889.*
- 4. Adopt Department of Transportation job classification for SPLOST Manager.*
- 5. Approve the proposed application and public hearing dates for the Planning Commission, the Zoning Board of Appeals, the Stream Buffer Development Waiver Review Committee and the Development Waiver Review Committee for the 2024 calendar year.*
- 6. Adopt Community Development job classification for Administrative Coordinator.*
- 7. Accept the dedication of 1,719 sf (0.039 ac) of water line easement from Christian Brothers Automotive.*
- 8. Authorize the Chairman to sign Resolution 23-28 to adopt the Title VI Plan update for 2023.*

9. Approve the updated Purchasing Card Program Policies and Procedures.

10. Adopt Resolution 23-29 reappointing Johnny McBurrows to the Paulding County Board of Assessors with a term from January 1, 2024 to December 31, 2026.

11. Adopt Resolution 23-30 reappointing Lydia Rollins to the Paulding County Board of Assessors with a term from January 1, 2024 to December 31, 2026.

OLD BUSINESS:

12. 2023-15-Z: Application by ELITE ENGINEERING requesting to rezone two parcels totaling 9.265 acres from R-2 (Suburban Residential District) to B-2 (Highway Business District) to develop a convenience store with fuel pumps. Property is located in Land Lot 980; District 3, Section 3; at the northwest corner of Frey Road and Dallas-Acworth Highway. Site address is 6467 & 6525 Dallas Acworth Hwy. POST 4:

2023-15-Z: Application by ELITE ENGINEERING requesting to rezone two parcels totaling 9.265 acres from R-2 (Suburban Residential District) to B-2 (Highway Business District) to develop a convenience store with fuel pumps. Property is located in Land Lot 980; District 3, Section 3; at the northwest corner of Frey Road and Dallas-Acworth Highway. Site address is 6467 & 6525 Dallas Acworth Hwy. POST 4.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (4-2-1).

1. Owner/Developer agrees any future commercial uses excluding the proposed convenience store and attached tenant spaces will be subject to Board of Commissioner approval through the site plan amendment process.
2. Owner/Developer shall incorporate Project Limits and Impacts of Paulding County DOT project PR-IMP-CR710-(65)(32) into the development plans and utilize that information for development design.
3. Owner/Developer shall coordinate with Paulding County DOT (PDOT) and Construction Contractor on PR-IMP-CR710-(65)(32).
4. Owner/Developer agrees to provide a 130 foot right of way along their property frontage on Dallas-Acworth Highway (65' from centerline).
5. Owner/Developer agrees to provide 10 foot permanent easement along their frontage of Dallas-Acworth Highway.
6. Owner/Developer agrees to provide a 66 foot right of way along their property frontage on Frey Road (33' from centerline).
7. Owner/Developer agrees access to the development along both Dallas-Acworth Highway and Frey Road shall be determined during the plan review process utilizing, but not limited to the required Traffic Impact Study and the Corridor Overlay District requirements.
8. Owner/Developer agrees to provide a traffic impact study for the development and coordinate with Paulding County DOT on methodology and parameters of the study.
9. Owner/Developer agrees to increase the required 40 foot buffer adjacent to residential zoned properties to 100 foot.

Chairman Carmichael stated this item has been withdrawn by the applicant and will be removed from the agenda.

NEW BUSINESS:

13. Authorize the Chairman to enter into an Agreement with Croy Engineering for design and engineering services at Mount Tabor Park in the amount of \$116,322.50:

Discussed action to authorize the Chairman to enter into an Agreement with Croy Engineering for design and engineering services at Mount Tabor Park in the amount of \$116,322.50. Michael Justus, Parks and Recreation Director stated the County purchases additional acreage when building parks to allow for upgrades of the parks. This Agreement is for the upgrade at Mount Tabor Park, which has not been renovated in 30 years.

Commissioner Galloway asked if the Citizens would have the opportunity to give input on the upgrades for the park.

Mr. Justus stated Citizens would have several opportunities to submit input on the upgrades to the park.

14. Authorize the Chairman to enter into an Agreement with Croy Engineering (partnering with Pond and Company) for design and engineering services for Phases 1 and 2 of the Richland Creek Park Master Plan in the amount of \$616,300.00:

Discussed action to authorize the Chairman to enter into an agreement with Croy Engineering (partnering with Pond and Company) for design and engineering services for Phases 1 and 2 of the Richland Creek Park Master Plan in the amount of \$616,300.00. Michael Justus, Parks and Recreation Director stated the County has been working towards this project for several years with Pond and Company to come up with the best possible use for the 400 acers around the Reservoir. Croy Engineers has worked on several projects for the County, both of these five (5) star firms will work together on this project.

Chairman Carmichael asked Mr. Justus what his vision was for what he sees can be done out there.

Mr. Justus stated the County has been working with the Department of Natural Resources on the reservoir project. Two-years ago DNR agreed to stock the reservoir with different types of fish to be used for public fishing. He further stated this project will be done in phases and is on schedule to hit the two-year window for public access.

15. Ordinance 23-11 amending Section 46-62(14) of the Code of Ordinances regarding times for the provision of Garbage Service:

Discussed action to adopt Ordinance 23-11 amending Section 46-62(14) of the Code of Ordinances regarding times for the provision of Garbage Service. Jayson Phillips, County Attorney stated under the existing Ordinance, regarding garbage pickup, services are prohibited before 6:00 am. Under the new amendments garbage pickup service will be before 6:00 am and after 10:00 pm in residential subdivisions. This lifts restrictions for the rest of the County but keeps it for residential subdivisions.

CONCLUSION OF REGULAR BUSINESS

Chairman Carmichael announced that Paulding County Elections has been recognized for Innovations in Voting. He further asked if any of the Commissioners would like to make any announcement or had any comments.

Commissioner Galloway thanked Senator Jason Anivitarte and the Shepherds Rest Board Members for their service to the Community. She stated that Domestic Violence is the number one (1) call the Sheriff's Office receives.

Chairman Carmichael thanked Senator Jason Anivitarte for attending the meeting and presenting the Resolution. He asked County Manager Frank Baker to give an overview of the recent Rides for Wishes Event.

Mr. Baker stated they had great sponsors and participants for this year's event. He stated that he hopes to present the check to Make a Wish at the November meeting. Paulding County Rides for Wishes is the only Bike Ride in Georgia that raises money for the Make a Wish Foundation. He further stated this is the sixth-year Paulding has held the event, with all of the proceeds going to children in Paulding County that are on the Make a Wish list.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

EXECUTIVE SESSION/ADJOURNMENT:

Sandy Kaecher made a motion to enter into Executive Session for the purpose of Real Estate, seconded by Brian Stover. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. Chairman Carmichael stated that the meeting would be adjourned from Executive Session.