



**PAULDING COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MINUTES  
June 23, 2020**

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

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

**INVOCATION & PLEDGE:** Dr. Johnny McBurrows with Shiloh Missionary Baptist Church

**PRESENT:** Chairman, David Carmichael; Post I, Ron Davis; Post II, Sandy Kaecher; Post III, Chuck Hart; Post IV, Brian Stover, County Administrator, Frank Baker; County Attorney, Jayson Phillips; County Clerk, Rebecca Merideth

**MINUTES:**

1. *The June 4, 2020, State of the County Meeting Minutes, the June 9, 2020, Work Session and Board Meeting Minutes, and the June 16, 2020, Called Joint Meeting Minutes were available for review.*

**ANNOUNCEMENTS:**

Positively Paulding aired for the Commissioner and audience showing highlights of the Paulding Boards Joint Called Meeting.

**INVITED GUESTS:** None

**BID AWARDS:** None

**REPORTS FROM COMMITTEES & DEPARTMENTS:** None

**PUBLIC PARTICIPATION ON AGENDA ITEMS:** None

**CONSENT AGENDA:** Chairman Carmichael read the following two (2) consent agenda items:

2. Appoint Debra Sever to fill the unexpired term of Herb Haynes on the Planning and Zoning Commission with a term ending December 31, 2020.
3. Appoint Margaret Nickell to the Library Board of Trustees with a term beginning July 1, 2020 and ending June 30, 2023.

**OLD BUSINESS:** None

**NEW BUSINESS:**

4. *Discussed action to adopt Ordinance 20-07 Amendments to the Alcohol Ordinance regarding Permits for Non-profit Organizations:* Jayson Phillips, County Attorney, stated under the current version of the Paulding county Alcohol Ordinance, a non-profit organization may apply for a temporary permit to sell alcoholic beverages at an event. According to the Paulding County ordinance the alcohol must be served by a licensed alcoholic beverage caterer. The caterer requirement is more restrictive than Georgia Law requires. The purpose of this amendment is to remove this additional requirement for event on private property so that a non-profit organization may use their own staff, contractors, or volunteer that comply with state and local alcohol regulations. However, an alcoholic beverage caterer will still be required should the non-profit acquire a permit for an event occurring on county-owned property.
5. *Discuss action to adopt Resolution 20-18 Georgia Environmental Finance Authority Loan Agreement Modifications and authorize the Chairman to execute all other documents related to loan number WS12L07WS:* Tabitha Pollard, Finance Director, stated that on June 16, 2020 GEFA notified the county they would be implementing a deferral period for all active current loans. Paulding County has loan number WS12L07WS in the amount of \$2,800,600 and matures August 2025. The deferred period is in response to COVID-19 and in an attempt to assist governments during this period. This is an interest free deferral period and will extend the loan by six months. There is no cost to the County.

6. ***Discuss action to adopt Resolution 20-19 Georgia Environmental Finance Authority Loan Agreement Modifications and authorize the Chairman to execute all other documents related to loan number CW09093:*** Tabitha Pollard, Finance Director, stated this is the same process as above but for a different loan. Paulding County has loan number CW09093 in the amount of \$1,650,000; however, \$990,000 was forgiven bringing the financed portion to \$660,000. The loan will mature on August 2031. The payment amount is \$3,660.34 per month. The deferred period is in response to COVID-19 and in an attempt to assist governments during this period. This is an interest free deferral period and will extend the loan by six months. There is no cost to the County.
  
7. ***Discuss action to approve the repair of one Cummins Backup Power Generator for the Coppermine WRF as described on Quotation Number 132713 in the amount of \$82,457.15:*** Laurie Ashmore, Water System Director, stated during routine preventative maintenance on the backup power generator technicians found numerous mechanical issues. The engine requires a full rebuild. Unit the rebuild is complete, we have a generator on-call that can be delivered within 4 hours for plant operations.
  
8. ***Discussed action to approve terms of the continuing engagement with the law firm of Bentley, Bentley & Bentley not to exceed \$75,000 for assistance and legal advice regarding updates to the Paulding County Code of Ordinances, the Paulding County Zoning Ordinance, the Paulding Development Regulations and assistance with economic development strategies:*** Ann Lippmann, Community Development Director, stated in March 2019 the County engaged with the law firm of Bentley, Bentley & Bentley for assistance and legal advice regarding updating the Paulding County Zoning Ordinance, Development Regulations and assist with economic development strategies to create business incentive ordinances. Ms. Lippmann stated they have about 75% of the updates completed. However they will need about three more months to convert terminology, update with seven new zoning districts and to compile all of the documents.

Commissioner Stover asked what this means for businesses. He stated the document was updated in 1999 but the last update was 2003.

Ms. Lippmann explained this will make it easier to do business in Paulding and will give us a unified zoning and building code.

Chairman Carmichael stated Commissioners Stover and Kaecher have been attending the meetings and the group has continued to meet through the COVID-19 restrictions via zoom meetings.

Commissioner Kaecher stated that she has learned that every word means something. She further stated this has needed updating for a while.

9. ***Discussed action to enter into a Memorandum of Agreement with The Paulding County Economic Development Inc. and authorize the Chairman to execute all necessary documents.*** Frank Baker, County Administrator, stated this is an exciting item and something that has been worked on for a while. The MOA is for the purpose of promoting and enhancing the economic vitality of the County. Paulding County will provide financial support to the Paulding County Economic Development Inc. (PCED) in the amount of \$300,000.00 for FY 2020 and \$300,000.00 for FY 2021 to assist with the goals of recruiting new business, helping local businesses sustain and expand their local operations, promote tourism, develop a quality workforce by focusing on employment and job skills training, support entrepreneurs and foster start up activity, enhance and protect Paulding County's quality of life and maintain vibrant downtowns and community centers. Michael Hughes, Economic Development Director stated this will help to move Economic Development forward and describes on the record what type of service the County can expect to receive from Paulding County Economic Development Inc.

Commissioner Stover stated he is very impressed with what he has seen so far. This was started about one and a half years ago. Economic Development does not happen overnight and excited to see what the County moving forward.

Chairman Carmichael stated he was excited with the joint meeting; and stated there where a lot of locking of arms to drive it down the field.

10. ***Discussed action to approve the Development Agreement with Abney Austin Investments L.P., Pinehill Investments LTD and authorize the Chairman to execute all necessary documents:***

Frank Baker, County Administer, stated this agreement is related to development of property initially referred to as Sheffield Trails/Abney Township. All parties desire to improve the public roads adjoining the development and to identify and set aside real property for the purpose of a future public school for the development and the surrounding area. The owners will contribute \$650 to the County per final lot platted, pursuant to specified conditions, for realignment of Seven Hills Boulevard and Gullede Road and will also extend a three-year option to the School District to purchase a portion of the property.

Chairman Carmichael stated a lot of work was put into this with multiple meetings and conference calls. We are just trying to take one step at a time to get this done.

Commissioner Stover stated this was a much needed project.

**11. Discussed action to adopt Resolution 20-20 authorizing the conveyance of 0.15 acres of land to the Board of Regents of the University System of Georgia:** Jayson Phillips, County Attorney, stated as you are aware the Paulding County Veterans Monument was moved to Veterans' Park in front of the Administration Building. However, 0.150 acres at the monuments former home behind the Winn Building is still owned by the County and has a covenant on the property restricting its use solely as a war monument. The University System of Georgia is in the process of renovating the Winn Building and seeks to acquire the site for parking expansion purposes. This resolution will remove the covenant; and authorize the conveyance of the 0.15 acres to the Board of Regents for the purposes consistent with the use of the Winn Building.

## **CONCLUSION OF REGULAR BUSINESS**

**EXECUTIVE SESSION:** Ron Davis made a motion to go into Executive Session for the purposes of Pending and Potential Litigation, seconded by Sandy Kaecher; motion carried unanimously.

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

Mr. Kevin Ashford spoke to the Commission regarding his concern of Cross Contamination of COVID-19 and restrictions that should be put in place regarding neighborhood dogs coming into others yards.

Chairman Carmichael asked the other commissioners if they would like to make any comments.

Commissioner Davis stated he would like to take the time to say how much he appreciates all men and women that carries a badge

Commissioner Kaecher stated that she recently toured the Museum of Flight at our Airport and how amazing it is and encouraged the citizens to attend a tour.

Chairman Carmichael thanked the first responders. He stated the County has recently held several peaceful protests.

Commissioner Hart announced the Paulding County Sheriff's Office job fair and encouraged young citizens to attend.

Commissioner Stover stated ditto to all of the comments above.

**ADJOURNMENT:** Ron Davis made a motion to adjourn, seconded by Sandy Kaecher; motion carried unanimously.