



**PAULDING COUNTY BOARD OF COMMISSIONERS  
BOARD MEETING MINUTES  
March 22, 2022**

Watson Government Complex  
Second Floor – Board of Commissioners Meeting Room

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

**INVOCATION  
& PLEDGE:** Jayson Phillips, County Attorney

**PRESENT:** David L. Carmichael, Chairman; Keith Dunn, Post I; Sandy Kaecher, Post III; Brian Stover, Post IV; Jayson Phillips, County Attorney; Frank Baker, County Administrator; Rebecca Merideth, County Clerk

**MINUTES:**

**1. Adopt the March 8, 2022 Work Session Meeting Minutes and the March 8, 2022 Board Meeting Minutes:**

Brian Stover made a motion to adopt the March 8, 2022 Work Session Meeting Minutes and the March 8, 2022 Board Meeting Minutes, seconded by Keith Dunn. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Brian Stover.

**ANNOUNCEMENTS:** None

**INVITED GUESTS:** None

**BID AWARDS:**

**2. Authorize the purchase of a Single Axle Dump Truck for the Transportation Department from Peach State Truck Center in the amount of \$115,117.00:**

Brian Stover made a motion to authorize the purchase of a Single Axle Dump Truck for the Transportation Department from Peach State Truck Center in the amount of \$115,117.00, seconded by Chairman Carmichael. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Brian Stover. (On file in the Finance Department)

**3. Award of the 2022 Asphalt Project Contract I to the low bidder, CW Matthews Contracting Company, in the amount of \$4,278,040.63. Posts 1 2 and 3:**

Sandy Kaecher made a motion to award of the 2022 Asphalt Project Contract I to the low bidder, CW Matthews Contracting Company, in the amount of \$4,278,040.63. Posts 1,2, and 3, seconded by Keith Dunn. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Brian Stover. (On file in the Finance Department)

**4. Award the 2022 Asphalt Project Contract II to the low bidder, Baldwin Paving Company Inc., in the amount of \$3,459,910.69. Post 1 2 3 and 4:**

Chairman Carmichael made a motion to award the 2022 Asphalt Project Contract II to the low bidder, Baldwin Paving Company Inc., in the amount of \$3,459,910.69. Post 1, 2, 3, and 4, seconded by Brian Stover. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Brian Stover. (On file in the Finance Department)

**REPORTS FROM COMMITTEES & DEPARTMENTS:**

Tommy Leonard, KPB Commission Chairman and Vice Chair Jud Sewell Re: Keep Paulding Beautiful Commission end of year update.

**PUBLIC PARTICIPATION ON AGENDA ITEMS:** None

**CONSENT AGENDA:** Brian Stover made a motion to approve the following consent agenda items:

5. *Adopt State Court job classification for Court Coordinator for the Clerk of Courts office.*
6. *Adopt State Court job classification for Deputy Clerk for the Clerk of Courts office.*
7. *Adopt Fire Department job classification for EMS Educator.*



**8. Adopt Fire Department job classification for Senior Administrative Assistant.**

**9. Approve disposal of Fire Engine by donation to City of Aragon Volunteer Fire Department.**

Surplus Items			
Department	Item Name	Make/Model	Serial Number
Fire	Unit 499 Truck	1995 International 4900	1HTSDADDR6SH684829

**10. Declare the following SCBA equipment surplus, and approve for donation to the City of Aragon.  
 (24) Survive Air Panther Pack  
 (24) Masks  
 (48) Bottles**

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

**OLD BUSINESS:**

**11. Award the low bid provided by Bartow Paving in the amount of \$80,200.87 for paving the Regions Building Parking lot in Post 4. (Tabled from the March 8, 2022 Board of Commissioners Meeting):**

Brian Stover made a motion to deny the low bid provided by Bartow Paving in the amount of \$80,200.87 for paving the Regions Building Parking lot in Post 4. (Tabled from the March 8, 2022 Board of Commissioners Meeting), seconded by Keith Dunn. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Brian Stover.

Commissioner Stover stated that with the elevated prices of materials, he believes there are other ways to save money

**NEW BUSINESS:**

**12. Contract with Pond and Company for a Feasibility Concept and Master Plan on property associated with Parks, Recreation and Cultural Affairs adjacent to the Richland Creek Reservoir in the amount of \$39,200.00. This will be funded by SPLOST in Post 4:**

Brian Stover made a motion to authorize the Chairman to enter into a Contract with Pond and Company for a Feasibility Concept and Master Plan on property associated with Parks, Recreation and Cultural Affairs adjacent to the Richland Creek Reservoir in the amount of \$39,200.00. This will be funded by SPLOST in Post 4, seconded by Keith Dunn. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Brian Stover. (On file in the Parks and Recreation Department)

Commissioner Stover stated that Citizens in the surrounding area would be contacted for their suggestions and ideas of what they would like to see the land used for.

Chairman Carmichael asked County Administrator, Frank Baker to give an update on the trails in the area.

Frank Baker, County Administrator stated they are still studying the area. There are a few cut-through paths but nothing major at this time. Once the feasibility study is completed, they will know where to go from there.

**13. Investment Policy to allow investments in municipal bonds as well as utilizing an Investment Advisor in making County investments:**

Sandy Kaecher made a motion to amend the Investment Policy to allow investments in municipal bonds as well as utilizing an Investment Advisor in making County investments, seconded by Chairman Carmichael. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Brian Stover. (On file in the Finance Department)

**14. Agreement with Raymond James to provide Investment Services:**

Sandy Kaecher made a motion to enter into an Agreement with Raymond James to provide Investment Services, seconded by Chairman Carmichael. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Brian. (On file in the Finance Department)

**15. Repair of two (2) Bracket Green Band Screens at the Pumpkinvine WRF by Waste Water Industrial Solutions (WWIS) in the amount of \$91,550.00 in Post 4:**



Brian Stover made a motion to approve the repair of two (2) Bracket Green Band Screens at the Pumpkinvine WRF by Waste Water Industrial Solutions (WWIS) in the amount of \$91,550.00 in Post 4, seconded by Keith Dunn. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Brian Stover. (On file in the Water Systems Department)

**16. Contract with Edison Engineering for design and engineering services for new pickleball courts at Burnt Hickory Park in the amount of \$22,250.00. This is a SPLOST funded project in Post 4:**

Brian Stover made a motion to authorize the Chairman to enter into a Contract with Edison Engineering for design and engineering services for new pickleball courts at Burnt Hickory Park in the amount of \$22,250.00. This is a SPLOST funded project in Post 4, seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Brian Stover. (On file in the Parks and Recreation Department)

**17. Adopt Resolution 22-11 confirming Executive Session for the purpose of Real Estate:**

Chairman Carmichael made a motion to adopt Resolution 22-11 confirming Executive Session for the purpose of Real Estate, seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Brian Stover. (Attachment "A")

**ITEMS FROM THE PAULDING COUNTY PLANNING COMMISSION MEETING**

Keith Dunn made a motion to approve with sixteen (16) stipulations, application **2022-03-Z** by **ADAM BAKER/BOYD AUSTIN**, requesting to rezone approximately 29 acres from R-2 (Suburban Residential) District to R-55 (Active Adult Residential) District for a proposed development of 88 single-family dwelling units. Property is located in Land Lot 253; District 2; Section 3; property address is **174 Old Hiram Road**. POST I, seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Brian Stover.

**RECOMMENDATION BY PLANNING COMMISSION: APPROVAL (6-0-1)**

1. Owner/Developer agrees to construct Old Hiram Road to a S2 street specification, or equivalent, per the Paulding County Development Regulations.
2. Owner/Developer agrees to install a 5-foot sidewalk with no green strip, on one side of Old Hiram Road, from the Development limits, to Station 11+81 on Old Hiram Road of the SR 92 widening project.
3. Owner/Developer agrees to resurface Old Hiram Road, with one (1) inch of topping, from SR 92 through their limits of construction on Old Hiram Road, no later than when the internal subdivision streets are topped out.
4. Owner/Developer has the option to enter into a Development Agreement with Paulding County for completion of the items in stipulation 2, with Owner / Developer contributing \$25,000 for the County to complete this work at a later date. The \$25,000 will be due at final plat submittal.
5. Owner/Developer agrees access to the development shall be determined during the plan review process.
6. Owner/Developer shall be responsible for incorporating horizontal traffic calming practices within the development, if required by PCDOT. All practices shall be approved by the Paulding County Department of Transportation and designed in accordance with the Institute of Transportation Engineers (ITE) Manual for Traffic Calming.
7. Owner/Developer agrees to coordinate and maintain access for owners of 196 Old Hiram Road.
8. Owner/Developer shall submit detailed landscaping plans prepared by a registered design professional for entrances, amenity, and required buffer areas for review/approval by the Planning and Zoning Division during the Construction Plan Review Process.
9. Owner/Developer agrees to a maximum of 88 single-family detached dwelling units.
10. Owner/Developer agrees to maintain a 50 ft. buffer as required by Paulding County. The northernmost boundary of the buffer shall be determined between the Owner/Developer and Planning & Zoning based on one of the following three scenarios: (1) the buffer will begin at the



southern edge of the existing 30 ft. driveway easement to 196 Old Hiram Road; (2) the buffer will begin below the southern edge of the pavement within the buffer with a signed agreement from the property owner of 196 Old Hiram Road and that the property owner will not clear any portion thereof; or (3) the buffer will begin at the northernmost property line if the Owner/Developer provides access through the development to the owner of 196 Old Hiram Road. The agreed location will be shown on the final construction plans, and will be planted/maintained to Paulding County Standards.

11. Owner/Developer agrees the 50 ft. required buffer will be maintain by the Home Owners Association.
12. Owner/Developer agrees to construct a 2 ft. earthen berm with a 6 ft. privacy fence and with additional planting of evergreen trees along the common boundary lines of the proposed lots 1-3 and the Monnie Rainwater property. The 50 ft. buffer will continue to be required.
13. Owner/Developer agrees there will be no detention/retention ponds located within the required 50 ft. perimeter buffer.
14. Owner/Developer acknowledges that water and sewer availability is not expressly implied as a result of zoning.
15. Owner/Developer acknowledges that this development is in the mandatory Coppermine Sewer Service Basin.
16. Owner/Developer agrees the home builder will be required to add 12 inch eaves on the sides of proposed homes.

**CONCLUSION OF REGULAR BUSINESS**

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

**EXECUTIVE SESSION:** None

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

Commissioner Kaecher asked everyone to pray for Rob and Carrol McLoud, they lost their son-in-law.

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

  
Rebecca Merdeth, County Clerk

  
David L. Carmichael, Chairman