



**PAULDING COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES
February 13, 2024**

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

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- CALL TO ORDER:** David L. Carmichael, Chairman
- INVOCATION & PLEDGE:** David L. Carmichael, Chairman
- 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.
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- MINUTES:**
- 1. *The January 23, 2024 Work Session Minutes and the January 23, 2024 Board Meeting Minutes were available for review.*

ANNOUNCEMENTS:
Team Paulding: Employee of the Month Maddy Stone with the Solicitor General's Office aired for the Commissioners and the audience.

INVITED GUESTS: None

- BID AWARDS:**
- 2. *Authorize the Chairman to enter into an Agreement with AAA Landscape Management, LLC for the FY 2024 Countywide Shoulder Maintenance Services Contract, in the amount of \$869,085.00. The Contract provides multiple cycles for mowing, trimming and litter pick up on 520 miles of County Roads and 21 miles of four lane State Highways. The Contract will be funded by General Funds:*
Discussed action to authorize the Chairman to enter into an Agreement with AAA Landscape Management, LLC for the FY 2024 Countywide Shoulder Maintenance Services Contract, in the amount of \$869,085.00. The Contract provides multiple cycles for mowing, trimming and litter pick up on 520 miles of County Roads and 21 miles of four lane State Highways. The Contract will be funded by General Funds. George Jones, Transportation Director stated the current Contract ends next month. We advertised for Contractor Services and had a Bid Opening on January 26, 2024. Three Contractors submitted bids for the work and AAA Landscape Management, LLC was the lowest responsive bid. The Cities of Dallas and Hiram have agreed to fund the portions of roadways within their city limits. This is a one year Contract with the option to renew for up to two years.

Commissioner Stover stated he has recently seen a lot of trash on the roads. He asked if there is a list of roads that have had trash a pick up.

Mr. Jones stated he does have a list and would be happy to provide the information to him.

Commissioner Kaecher asked if there are Contracts providing the same services to other parts of the County.

Mr. Jones stated there is a Turf Mowing Contract with Kelly Landscapes that provides mowing and litter pick up.

Commissioner Dunn asked if the Contract is for one year and if the price increases for each year thereafter.

Mr. Jones stated the Contract is for one year, with the option to renew if the County is happy with the work. He further stated the Contract will stay at that price for two more years.

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

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

3. *Declare the following items 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>
Animal Control	Unit 473	1998 GMC 1500	1GTEC145WX850789
Senior Center	Unit 764	2000 Ford CV	2FAFP71W7YX109768
DOT	Unit 183–Trailer	2003 Work Mini	0803MM50
DOT	Unit 101–SUV	2002 Chev Blazer	1GNDDT13W6K187516
DOT	Unit 78	2004 Ford Explorer	1FMZU72K04UA53892
Animal Control	Unit 470	2018 Ford T150	1FTYE1ZMXJKA74919
Water/Sewer	Unit 717	2002 Ford Explorer	1FMZU72K62UD56883
Water/Sewer	Unit 721	2007 Ford Ranger	1FTYR11U27PA68706
Water/Sewer	Unit 263–Tractor	1991 Ford 6610	BC82093
Water/Sewer	Unit 269S–Tractor	1994 New Holland	BD90420
Water/Sewer	Unit 241S–TS90	1999 New Holland	874B
Water/Sewer	Unit 265–Baler 565	2000 New Holland	20562
Water/Sewer	Unit 756S	Kuhn Fluffer	N-A5089
Water/Sewer	Unit 227S–Bale Wagon	New Holland	593192
Water/Sewer	Unit 752S–Cutter 3008	2012 Bush Hog	12-17777
Water/Sewer	Unit 271–Fork Lift	2010 Doosan	L8-00283

4. *Accept the Following streets for perpetual maintenance by the County:*

<u>Holly Farms</u>	<u>Naturewalk at Seven Hills/Unit 3, Ph 5A-2</u>
Holly Farms Court	Azalea Crossing
	Lavender Court
<u>Riverwood/Phase 2, Unit 3</u>	Riverwalk Manor Drive
Dew Drop Point	Rosemary Landing
Dew Drop Lane	Violet Lane
Rushing View Glen	

5. *Appoint Rita Norris to the fill the unexpired term of Paula Binion Ketchem on the Paulding County Board of Health with a term ending December 31, 2028.*

OLD BUSINESS: None

NEW BUSINESS:

6. *Authorize the Chairman to enter into a Local Government Lighting Project Agreement (LGLPA) with the Georgia Department of Transportation for the Roundabout Project located at State Route 101 at Gold Mine Road (P.I. No. 0019669). Funds will be allocated from General Funds and SPLOST Funds:*

Discussed action to authorize the Chairman to enter into a Local Government Lighting Project Agreement (LGLPA) with the Georgia Department of Transportation for the Roundabout Project located at State Route 101 at Gold Mine Road (P.I. No. 0019669). Funds will be allocated from General Funds and SPLOST Funds. The Project is located in Post 2. George Jones, Transportation Director stated the Georgia Department of Transportation (GDOT) has requested the County to approve the Local Government Lighting Project Agreement (LGLPA) which states the County will pay for all of the equipment and lighting cost for the Roundabout Project. He further stated GDOT awarded \$2,000,000.00 in funding to the County for construction of the Project. This Agreement will be in place for 50 years. The equipment for lighting will be paid for with SPLOST Funds and the monthly electrical expenses will be paid through General Funds.

Chairman Carmichael asked which Roundabouts get lighting.

Mr. Jones stated lighting is highly recommended on State Highways and major roadways.

Commissioner Galloway asked about the possibility of Solar lighting for the Roundabout.

Mr. Jones stated Solar Lighting can be unreliable especially if it can’t charge properly.

Commissioner Stover asked about LED Lighting Rates.

Mr. Jones stated the rates vary by the Electric Carriers. He further stated LED Lighting consumes less energy than Incandescent Lighting.

Chairman Carmichael asked about the time line for Project.

Mr. Jones stated the progress chart with GDOT shows a time line for the end of year 2024.

7. ***Approve the payment of \$1,077,272.00 for the County's participation in the Legacy Point Phase 3 Outfall to ResiBuilt. This purchase is funded through the Renewal and Extension Fund:***

Discussed action to approve the payment of \$1,077,272.00 for the County's participation in the Legacy Point Phase 3 Outfall to ResiBuilt. This purchase is funded through the Renewal and Extension Fund. This Project is located in Post 4. Ray Wooten, Water and Sewer Director stated the Possum Creek Outfall, now known as the Legacy Point Outfall, was part of a Development Agreement in 2005. The County required an 8 inch main to be replaced with a 15 inch main. In 2018, the property was acquired by another company and the development agreement was forwarded to them. The property was then transferred to Legacy. Resibuilt blasted the rock and put everything in place prior to having the Development Agreement pushed forward. This payment is a reimbursement for what the Legacy Company has constructed.

8. ***Authorize the Chairman to enter into a Supplemental Agreement with Heath & Lineback Engineers in the amount of \$24,000.00 for additional preliminary engineering design services for the roadway extension of Harmony Grove Church Road near Westbrook Creek to the Crossroads Middle School campus. Funding will be allocated from SPLOST:***

Discussed action to authorize the Chairman to enter into a Supplemental Agreement with Heath & Lineback Engineers in the amount of \$24,000.00 for additional preliminary engineering design services for the roadway extension of Harmony Grove Church Road near Westbrook Creek to the Crossroads Middle School campus. Funding will be allocated from SPLOST. This Project is located in Post 1. George Jones, Transportation Director stated on June 28, 2022, the Board approved entering into a Contract with Heath & Lineback Engineers for preliminary Engineering Design Services. The Project is currently being advertised for bids on construction with an open date of March 1, 2024. This additional amount is for items outside of the original scope of services.

Chairman Carmichael asked if this is a two lane road with sidewalks.

Mr. Jones stated that is correct. There will be a sidewalk on one side of the road.

9. ***Adopt Ordinance 2024-02 Text Amendment amending Title 1: Administration and Title 2: Zoning of the Unified Development Ordinance for Paulding County, Georgia (UDO) and for other purposes:***

Discussed action to adopt Ordinance 2024-02 Text Amendment amending Title 1: Administration and Title 2: Zoning of the Unified Development Ordinance for Paulding County, Georgia (UDO) and for other purposes. Ann Lippmann, Community Development Director stated Ordinance 2024-02 is the culmination of a project we have been working on since last August. This Ordinance changes text and affects some Definitions and Commercial Zoning Districts. Also, there is a major change to require Gas Stations and Tobacco & E-cigarette Stores to get a Special Use Permit in B-1, B-2 and I-1 Zoning Districts.

10. ***Adopt Ordinance 2024-03 amending Chapter 6 of the official Paulding County Code to allow for the On-Premises Consumption of Malt Beverages, Distilled Spirits, and other Wines at Farm Wineries:***

Discussed action to adopt Ordinance 2024-03 amending Chapter 6 of the official Paulding County Code to allow for the On-Premises Consumption of Malt Beverages, Distilled Spirits, and other Wines at Farm Wineries. Jayson Phillips, County Attorney stated the County Code currently allows Farm Wineries to sell their own product on their premises. This Ordinance will allow them to sell other wine, beer and distilled spirits. It will not allow package sales of those additional items. The Farm Winery will have to purchase the additional items from a licensed wholesaler.

Chairman Carmichael asked about the times of service for the Winery.

Mr. Phillips stated the Farm Wineries will have the same times of service the restaurants are allowed.

11. Approve the increase to the Motorola P25 Radio Project in the amount of \$101,496.13 to increase the Richland Creek Radio tower to accommodate three cellular carriers in addition to the contractual loading and future growth factor:

Discussed action to approve the increase to the Motorola P25 Radio Project in the amount of \$101,496.13 to increase the Richland Creek Radio tower to accommodate three cellular carriers in addition to the contractual loading and future growth factor. David Mumford, Emergency Services Director stated they have discovered the radio coverage and cell phone coverage are almost non-existent at the Richland Creek Reservoir. This will increase the safety of the employees and future recreational visitors. This will strengthen the County System and allow for future growth.

Chairman Carmichael asked when this will happen.

Mr. Mumford stated the process is happening now. The agenda item will allow us to purchase extra steel for the tower. While orders are being placed, we are working to obtain permitting through the Community Development Department.

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

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

Jayson Phillips, County Attorney had a follow-up response to the Chairman’s question regarding on-premises consumption times. On Monday through Saturday, the times are 9:00am to 2:00am. On Sunday, the times are 11:00am to 11:59pm.

EXECUTIVE SESSION/ADJOURNMENT: Sandy Kaecher made a motion to adjourn to Executive Session for the purpose of Real Estate, seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brain Stover. Chairman Carmichael stated the meeting would be adjourned from Executive Session.