



**PAULDING COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES
August 23, 2022**

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: David L. Carmichael, Chairman

INVOCATION & PLEDGE: David L. Carmichael, Chairman

PRESENT: David L. Carmichael, Chairman; Keith Dunn, Post I; Sandy Kaecher, Post II (via telephone); Virginia Galloway, Post III; Brian Stover, Post IV; Jayson Phillips, County Attorney; Frank Baker, County Manager; Rebecca Merideth, County Clerk

MINUTES:

- The August 9, 2022 Work Session Minutes and the August 9, 2022 Board Meeting Minutes were available for review.*

ANNOUNCEMENTS:

Team Paulding: “National Night Out 2022” aired for the Board and the audience.

The Board of Commissioners presented the Public Safety Appreciation Award to Deputy William Gilstrap with the Marshal's Bureau.

INVITED GUESTS: None

BID AWARDS:

- Award the purchase of two Ford Transit 150 Vans to the lowest bidder, Hardy Family Ford in the amount of \$66,677.64 each, SPLOST funds will be used for the purchases:*
Discussed action to award the purchase of two Ford Transit 150 Vans to the lowest bidder, Hardy Family Ford in the amount of \$66,677.64 each, SPLOST funds will be used for the purchases. Tabitha Pollard, Finance Director stated these vehicles are for Animal Control. Hardy Family Ford’s bid came in below the State Contract amount for these vehicles.

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

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

- Approve and confirm the reappointments of Pat Rakestraw, Jody Palmer, Katie Anderson, Kim Freedman, and the new appointment of Gail Crew to the Paulding County Library Board of Trustees for a three-year term ending June 30, 2025.*
- Adopt the Solicitor General's job classification for Legal Assistant.*
- Declare the following items listed as surplus, and approve their disposal through auction or trade:*

<i>Surplus Items</i>			
<u>Department</u>	<u>Item Name</u>	<u>Make/Model</u>	<u>Serial Number</u>
<i>Sheriff</i>	<i>Unit 49</i>	<i>2005 Ford Crown Vic</i>	<i>2FAFP71W35X134419</i>
<i>Sheriff</i>	<i>Unit P-9</i>	<i>2008 Ford Crown Vic</i>	<i>2FAFP71V58X170012</i>
<i>Sheriff</i>	<i>Unit P-18</i>	<i>2012 Chevrolet Caprice</i>	<i>6GIMK5U26CL660207</i>
<i>Sheriff</i>	<i>Unit P-23</i>	<i>2010 Ford Crown Vic</i>	<i>2FABP7BVIA129010</i>
<i>Sheriff</i>	<i>Unit P-25</i>	<i>2007 Ford Crown Vic</i>	<i>2FAFP71WX7X134534</i>
<i>Sheriff</i>	<i>Unit P-39</i>	<i>2010 Ford Crown Vic</i>	<i>2FABP7BV8AX129022</i>
<i>Sheriff</i>	<i>Unit P-59</i>	<i>2007 Ford Crown Vic</i>	<i>2FAFP71W87X134533</i>

<i>Sheriff</i>	<i>Unit S-79</i>	<i>2005 Ford Crown Vic</i>	<i>2FAFP71W85X146582</i>
<i>Sheriff</i>	<i>Unit S-82</i>	<i>2007 Ford Crown Vic</i>	<i>2FAFP71W17X134535</i>
<i>Sheriff</i>	<i>Unit S-121</i>	<i>2013 Smart Car</i>	<i>WMEEJ3BA2DK689982</i>

OLD BUSINESS: None

NEW BUSINESS:

6. *Authorize the Chairman to execute a letter to the Georgia Department of Audits appealing the results and conclusions from the 2021 Sales Ratio Study and authorizing the Board of Tax Assessors to act as the County's representative therein:*

Discussed action to authorize the Chairman to execute a letter to the Georgia Department of Audits appealing the results and conclusions from the 2021 Sales Ratio Study and authorizing the Board of Tax Assessors to act as the County's representative therein. Jayson Phillips, County Attorney stated this is an appeal of the Georgia Department of Audits and Accounts finding that the 2021 Paulding County Tax Digest is too low. Their finding indicates the Paulding County Tax Digest is 7.7% below the actual market value. The Tax Assessors Office believes it is within 2.25% of where it needs to be. Mr. Phillips further stated that 60% of all Georgia Counties are going through this appeal process. Upon approval of the Board of Commissioners, this appeal process will move forward. Also, the Paulding County School Board will be involved.

7. *Approve the Sanitary Sewer Line Improvements and Existing Sewer Line Tests Project, located at the Paulding County Airport, to Southern Pipe & Grading, LLC in the amount of \$1,834,703.10. ARPA funds will be used for the project, located in Post 2:*

Discussed action to approve the Sanitary Sewer Line Improvements and Existing Sewer Line Tests Project, located at the Paulding County Airport, to Southern Pipe & Grading, LLC in the amount of \$1,834,703.10. ARPA funds will be used for the project, located in Post 2. Scott Greene, Director of Operations stated this project will connect the new Chattahoochee Technical Aircraft Mechanic School to the City of Dallas sewer line. The County's role is to provide infrastructure and property. Southern Pipe & Grading, LLC was the only bid received for this project. Once this project has started, it will take five months to complete.

Chairman Carmichael stated he noticed some items totaling \$33,000.00 had been removed from project.

Mr. Greene stated that amount included some testing and insurance, which during negotiation, Southern Pipe & Grading, LLC agreed to remove.

Commissioner Stover asked about the quality of the rock at the site.

Mr. Greene stated testing was done at the site. The results were provided to Southern Pipe & Grading, LLC. The testing resulted in findings of weathered rock and hard rock.

Chairman Carmichael asked about the 29 acres adjacent to the terminal and new sewer line. He asked if companies that build hangars in the future will pay fees to the City of Dallas.

Mr. Greene stated yes. The City of Dallas will be responsible for billing.

Commissioner Dunn asked if asphalt and concrete repairs were included in the pricing.

Mr. Greene stated the existing sewer line is under the apron and some sidewalk. He doesn't expect repairs in any area with concrete above. He does expect repair in the dirt area to the right of the terminal building.

8. *Approve Holt Consulting Company, LLC to provide Construction Phase Services for the sanitary sewer line improvements and existing sanitary sewer line testing at the Paulding County Airport, in the approximate amount of \$157,400.00. ARPA funds will be used, located in Post 2:*

Discussed action to approve Holt Consulting Company, LLC to provide Construction Phase Services for the sanitary sewer line improvements and existing sanitary sewer line testing at the Paulding County Airport, in the approximate amount of \$157,400.00. ARPA funds will be used, located in Post 2. Scott Greene, Director of Operations stated this is a companion item to number seven. Due to the complexity of the project, construction phase services are needed for inspection, testing, FAA regulations, working with the City of Dallas, working with GDOT and

with the Aviation Academy team. Holt Consulting Company, LLC will bill hourly, on an as-needed basis.

- 9. Resolution 22-33 authorizing condemnation of a tract of land for the construction, operation, and maintenance of a public sewer line comprised of 500.50 square feet of Permanent Sewer Easement and 2,163 square feet of Temporary Construction Easement, being Tax Parcel No. 141.1.2.007.0000, 2nd District, 3rd Section of Paulding County, Georgia by the Declaration of Taking Method pursuant to the provisions of O.C.G.A. §§ 22-3-140 and 32-3-4:**

Discussed action to adopt Resolution 22-33 authorizing condemnation of a tract of land for the construction, operation, and maintenance of a public sewer line comprised of 500.50 square feet of Permanent Sewer Easement and 2,163 square feet of Temporary Construction Easement, being Tax Parcel No. 141.1.2.007.0000, 2nd District, 3rd Section of Paulding County, Georgia by the Declaration of Taking Method pursuant to the provisions of O.C.G.A. §§ 22-3-140 and 32-3-4. Jayson Phillips, County Attorney stated this is a very small sewer easement for a gravity line roughly 20 to 25 feet in length to be put in. There has been no progress in negotiations with the land owner. Mr. Phillips recommends to proceed with condemnation.

- 10. Approve the Coppermine WRF Membrane Expansion Project Contract Amendment Number 3 for construction management and additional services during construction, to Tetra Tech in an amount not to exceed \$713,056.00. ARPA funds will be used for this project, located in Post 3:**

Discussed action to approve the Coppermine WRF Membrane Expansion Project Contract Amendment Number 3 for construction management and additional services during construction, to Tetra Tech in an amount not to exceed \$713,056.00. ARPA funds will be used for this project, located in Post 3. Ray Wooten, Water and Sewer System Deputy Director stated Coppermine WRF is under expansion and upgrades which were approved by the Board a few meeting ago. Mr. Wooten stated Tetra Tech was the original designer of the project and asked the Board to approve Construction Management and Services to Tetra Tech.

Commissioner Stover asked for a copy of the back-up in larger print.

Mr. Wooten stated he would provide a copy to him.

- 11. Ordinance 22-12 Amending Article 1.6.7 of the Development Regulations of Paulding County, Georgia regarding the Maximum Number of Residential Dwelling Units with only one street access:**

Discuss action to adopt Ordinance 22-12 Amending Article 1.6.7 of the Development Regulations of Paulding County, Georgia regarding the Maximum Number of Residential Dwelling Units with only one street access. George Jones, Transportation Director read a section of the current County regulations regarding the ratio of access streets into and out of a neighborhood to the number of houses in that neighborhood. He further stated upon completion of research, the Transportation Department determined some changes should be made to the regulations. Mr. Jones read the amendments to the Board.

Chairman Carmichael stated there should be additional regulations for three and/or four access roads into a neighborhood.

Mr. Jones stated the Ordinance can be amended at any time to meet the needs of the County.

Commissioner Stover questioned the requirement for a divided highway.

Mr. Jones stated you have to meet the 120 lot threshold.

- 12. Ordinance 22-11 Enacting a New Section 62-38 of the Official Code of Paulding County, Georgia regarding Utility Accommodations in Rights-Of-Way:**

Discuss action to adopt Ordinance 22-11 Enacting a New Section 62-38 of the Official Code of Paulding County, Georgia regarding Utility Accommodations in Rights-Of-Way. George Jones, Transportation Director, asked the Commissioners to adopt the State of Georgia Utility Accommodations and Policy Standards Manual (UAM), 2016 Edition, as the Paulding County UAM.

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:

Ms. Jan Ratteree stated her concerns with the Dominion Voting Machines.

Mr. Tim Estes stated his concerns with the Dominion Voting Machines.

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

Commissioner Stover announced the first Public Meeting for Master Planning for the Richland Creek Reservoir on August 24, 2022, 6:00 pm, at Burnt Hickory Park. This meeting is a time for public input regarding future amenities at the Reservoir.

Chairman Carmichael thanked Deidre Holden for her words of encouragement. Then, he asked Mr. Baker for an announcement.

Mr. Baker, County Manager, announced the annual Rides for Wishes event is scheduled for October 8, 2022. Those who are interested can register at [Active.com](https://www.active.com).

ADJOURNMENT/EXECUTIVE SESSION: Brian Stover made a motion to go into Executive Session for the purpose of Pending Litigation and Real Estate, seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher (via telephone), Post III Virginia Galloway; Post IV Brian Stover. Chairman Carmichael reminded the audience that the Board would adjourn the meeting from Executive Session.