



**PAULDING COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES
October 24, 2023**

**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 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 October 10, 2023 Work Session Minutes, the October 10, 2023 Board Meeting Minutes and the October 17, 2023 Joint Board Meeting Minutes were available for review.*

ANNOUNCEMENTS:

Team Paulding: Parks, Recreation, and Cultural Affairs to host the Trick or Treat Village Event video aired for the Board and audience.

The Board of Commissioners presented the Public Safety Appreciation Award to Senior Communications Officer Kimberly McKown with Paulding E-911.

INVITED GUESTS: None

BID AWARDS:

- 2. Purchase of a Mini Excavator from Bobcat of Atlanta, in the amount of \$71,981.00. Funding for this item will be from Water and Sewer Fund:*

Discussed action to award the purchase of a Mini Excavator from Bobcat of Atlanta, in the amount of \$71,981.00. Tabitha Pollard, Finance Director stated the current Mini Excavator is spending too much time in the shop. It would be more cost effective to purchase a new one. She further stated three (3) quotes were received. She is requesting the 2nd quote from Bobcat because it fits the needs of the Water Department.

- 3. Purchase of a Vacuum Truck to the lowest, responsive bidder Adams Equipment Company in the amount of \$514,212.00. Funding will come from Water and Sewer Fund:*

Discussed action to award the purchase of a Vacuum Truck to the lowest, responsive bidder Adams Equipment Company in the amount of \$514,212.00. Tabitha Pollard, Finance Director stated the County has been renting a Vacuum Truck and the cost has become too expensive. She further stated the Adams Equipment Company bid came in lower than the State Contract and had the preferred equipment.

Commissioner Galloway asked how much does it cost to rent hourly.

Ms. Pollard stated she did not know the hourly cost. She further stated it was costing \$150,000.00 to \$200,000.00 per year.

Commissioner Stover stated that amount would pay for the new truck in two and a half years. He asked Ray Wooten to explain the Vacuum Truck to the Citizens.

Mr. Wooten, Water and Sewer Director stated the work crews have to work around a lot of utilities when repairs are made. The Vacuum Truck uses high-pressure water to break up the earth and vacuums it up at the same time. The vacuumed dirt is dried out and used at a later date. He further stated a hole can be dug in a matter of minutes compared to hours for excavation.

- 4. Highway 120 Booster Pump Station Design Modifications for construction services to Sol Construction, LLC in an amount not to exceed \$738,000.00 from funds received through a Development Agreement with Bremen Ventures, LLC paid to the Renewal and Extension Fund. This project is located in Post 1:**

Discussed action to award the Highway 120 Booster Pump Station Design Modifications for construction services to Sol Construction, LLC in an amount not to exceed \$738,000.00 from funds received through a Development Agreement with Bremen Ventures, LLC paid to the Renewal and Extension Fund. Ray Wooten, Water and Sewer Director stated this was the only bid received. He further stated a second bid was received, but it came in after the deadline. Bremen Ventures, LLC, through a Development Agreement, will pay up to \$956,000.00 for this project because it will benefit their development.

Commissioner Galloway asked if adjustments need to be made on the project, will Bremen Ventures, LLC cover those expenses.

Mr. Wooten stated they will cover the expenses up to \$956,000.00.

Chairman Carmichael asked if the County has worked with this company in the past.

Mr. Wooten stated he has not worked with Sol Construction in Paulding County, but had worked with them in Fulton County on almost a dozen projects. He further stated they are a very good Contractor.

- 5. SR 92 Hiram Sewer Extension for construction services to HD Excavations & Utilities, Inc. in an amount not to exceed \$2,363,344.50 from an ARC Grant (\$600,000), a GEFA loan (\$1,790,000) and the Renewal and Extension Fund (\$573,344.50). This project is located in Post 3:**

Discussed action to award the SR 92 Hiram Sewer Extension for construction services to HD Excavations & Utilities, Inc. in an amount not to exceed \$2,363,344.50 from an ARC Grant (\$600,000), a GEFA loan (\$1,790,000) and the Renewal and Extension Fund (\$573,344.50). Ray Wooten, Water and Sewer Director stated we started working on this project in 2020. It includes 12" mains and 8" mains, and will service the area around the County Library, south of the pump station, in Hiram, Georgia. He further stated this was the lowest of five (5) bids.

Commissioner Galloway asked if this was in the City of Hiram, to which the County provides water and sewer services.

Mr. Wooten stated that is correct. The Gravity Sewer Service will take the flow to the Hiram Pump Station.

- 6. Authorize the Chairman to enter into a Contract with BM&K PC, in the amount of \$1,346,375.00, for the Right of Way Acquisition Services and Appraisal Services for the Cedarcrest Road widening Project, from Harmony Grove Church road to the Cobb County Line, PI #0013700. Funding will be allocated from SPLOST. Project is located in Post 1 and post 4:**

Discussed action to authorize the Chairman to enter into a Contract with BM&K PC, in the amount of \$1,346,375.00, for the Right of Way Acquisition Services and Appraisal Services for the Cedarcrest Road widening Project, from Harmony Grove Church road to the Cobb County Line, PI #0013700. George Jones, Transportation Director stated on December 12, 2017, an Engineering and Design Services Contract was awarded by the Board. The project has progressed to the point where Right of Way is scheduled to be authorized by the Georgia Department of Transportation (GDOT). He further stated six (6) firms submitted proposals. We had a technical committee scoring the proposals. BM&K PC had the highest score. There are 115 parcels to acquire on this project, with a schedule of 30 months.

- 7. Jail Demolition Project located on Industrial Way at Industrial Blvd in Dallas to Complete Demolition Services, LLC choosing Alternate #1 bid of \$142,875.00. This project is located in Post 4. The funding source will come from general funds:**

Discussed action to award the Jail Demolition Project located on Industrial Way at Industrial Blvd in Dallas to Complete Demolition Services, LLC choosing Alternate #1 bid of \$142,875.00. Jeremiah Fields, Property Management Director stated we received seven (7) bids ranging from \$112,000.00 to over \$1,000,000.00. The Alternate #1 Bid includes grinding the materials and storing it for later use on future projects. He further stated the cost of the grinding added to the

bid brings the total cost to \$142,875.00. The project will take 8 to 10 weeks to complete and will begin in 2 weeks.

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

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

- 8. *Adopt the Job Classification for Planning Technician for Community Development.*
- 9. *Adopt Job Classification for Development Division Manager for Community Development.*
- 10. *Declare the following items listed as surplus, and approve their disposal through auction or trade:*

Surplus Items			
Department	Item Name	Make/Model	Serial Number
Fire	Unit 701	2002 Exmarks 48"	351124
Fire	Walk Behind Mower		
Senior Center	Unit 768	2015 Ford Transit	1FBBZX2ZM3FKA46220
Water	Unit 256	1999 Ingersoll Rand AC	294530UIUI221

OLD BUSINESS: None

NEW BUSINESS:

- 11. *Renewal of Flow Monitoring Services to ADS Environmental Services in an amount not to exceed \$309,460.00 for the period of September 2024 through August 31, 2025 from Renewal and Extension Funds. All Posts:*

Discussed action to award Renewal of Flow Monitoring Services to ADS Environmental Services in an amount not to exceed \$309,460.00 for the period of September 2024 through August 31, 2025 from Renewal and Extension Funds. Ray Wooten, Water and Sewer Director stated the County has approved the purchase of 32 flow monitors and 4 rain gauges to monitor sanitary sewer flows. The Contract with ADS Environmental Services provides information gathered from these monitors and gauges. ADS Environmental Services maintains the system, and will move the meters to another area if needed.

Commissioner Stover asked if there would ever be a time the County would purchase their own monitoring system.

Mr. Wooten stated we own the monitors and rain gauges. ADS creates a computer generated model from the information collected by the flowmeters. Eventually, when there is enough staff, the County will be able to do this in-house.

Commissioner Galloway wanted to make sure the dates were correct.

Mr. Wooten stated the dates were from September 2023 to August 31, 2024.

- 12. *SR 92 Hiram Sewer Extension Amendment No. 3 for construction phase services to Prime Engineering in an amount not to exceed \$127,103.40 from the Renewal and Extension Fund. This project is located in Post 3:*

Discussed action to award the SR 92 Hiram Sewer Extension Amendment No. 3 for construction phase services to Prime Engineering in an amount not to exceed \$127,103.40 from the Renewal and Extension Fund. Ray Wooten, Water and Sewer Director stated Prime Engineering is the company that designed the entire system. We would like to have them assist in Construction Services, on the Construction Phase, on an as needed basis up to \$127,103.40.

- 13. *Project funding allotment increase in the amount to \$200,000.00, for the completion of the 2023 Asphalt Paving Contract 4 to Bartow Paving Company, Inc. The allotment increase will be funded by SPLOST funds:*

Discussed action to approve a project funding allotment increase in the amount to \$200,000.00, for the completion of the 2023 Asphalt Paving Contract 4 to Bartow Paving Company, Inc. George Jones, Transportation Director stated the County received multiple bids on this Contract allotment increase, with Bartow Paving Company, Inc. being the lowest. This is a supplement increase to the Contract awarded earlier this year.

14. Resolution 23-33 of the Paulding County Board of Commissioners authorizing acceptance of GDOT Contract and cost associated with Airport North Hanger Development Phase 1 (grading and drainage) Project at The Paulding Northwest Atlanta Airport. Federal and State funding of \$1,409,256.73 with a required local match of \$688,874.54. This project is located in Post 2:

Discussed action to adopt Resolution 23-33 of the Paulding County Board of Commissioners authorizing acceptance of GDOT Contract and cost associated with Airport North Hanger Development Phase 1 (grading and drainage) Project at The Paulding Northwest Atlanta Airport. Federal and State funding of \$1,409,256.73 with a required local match of \$688,874.54. Scott Greene, Director of Operations stated this Resolution is requested by the Georgia Department of Transportation (GDOT) approving acceptance of the Grant for Airport Capital Improvements. GDOT was able to make this money available to the County for this project. He further stated there may be future monies available, but not necessarily at that high of an amount.

Commissioner Stover asked Terry Tibbitts to explain the Project.

Terry Tibbitts, Airport Director stated the project involves the removal of 140,000 cubic yards of dirt. It is an unclassified excavation, so it includes the rock. The price of the excavation is \$8.95 per cubic yard.

Chairman Carmichael asked if the valley to the east of the Project is being filled up with the excavated dirt and materials.

Mr. Tibbitts stated this will get us about half way there. It will allow for eight (8) hangars to be built on that area. He further stated this will get us to an operational state where we will see buildings going vertical.

Chairman Carmichael asked at what percentage is the County's contribution.

Mr. Tibbitts it is around 32%.

Chairman Carmichael asked if that percentage is a little high.

Mr. Tibbitts agreed and stated the State of Georgia usually funds 75%. Since their funds were running low, their percentage is lower.

Commissioner Dunn asked if there has been Geo-testing of the site.

Mr. Tibbitts stated absolutely. Geo-testing has to be done in order to receive Federal funding. Since the bids were unclassified, the funding amount includes removal of rock. We will not be asking for additional funds.

15. Resolution 23-34 and the corresponding Intergovernmental Agreement with the City of Dallas Consenting to the Inclusion of Certain Paulding County Ad Valorem Property Taxes in the Computation of the Tax Allocation Increment for the City of Dallas Tax Allocation District #1 – Downtown and Memorial Drive Corridor:

Discussed action to adopt Resolution 23-34 and the corresponding Intergovernmental Agreement with the City of Dallas Consenting to the Inclusion of Certain Paulding County Ad Valorem Property Taxes in the Computation of the Tax Allocation Increment for the City of Dallas Tax Allocation District #1 – Downtown and Memorial Drive Corridor. Jayson Phillips, County Attorney stated this Resolution will allow the City of Dallas to participate in Tax Allocation District #1. The City is seeking the County's consent to reallocate an increment of the County Maintenance and Operation Tax Revenues back to the City of Dallas to be contributed to repayment of Bonds for certain City redevelopment projects. This will be for a period of seven (7) years.

Commissioner Galloway stated Dallas has some properties that are not marketable at a high price. Dallas will be tearing down old properties and building new properties that are designed well. Therefore, eventually the City and the County will be better off because improved property will bring in more tax revenue.

Mr. Phillips agreed and stated Dallas is modelling the improvements after many area cities.

Commissioner Stover stated they are working with a developer to not only increase tax revenue, but also to make Dallas attractive to future business.

Commissioner Dunn asked if the City of Dallas voted for this through a Referendum.

Mr. Phillips stated that is correct.

Commissioner Galloway stated she likes the fact the City has to come back to the Commission if they want to change or add anything.

Mr. Phillips stated there is clear accountability provisions on the part of the City. They will also submit annual reports on their efforts of redevelopment.

Commissioner Stover asked what happens if the Bonds are paid off earlier than 30 years.

Mr. Phillips stated 30 years is the maximum term. If the Bonds are paid off earlier or the City and County agree to end it earlier, it will end.

Mr. Baker stated this is only on the Maintenance and Operations Tax and not the Fire Tax.

Chairman Carmichael stated this would be a good time for Frank Baker or Jayson Phillips to comment on the School System.

Mr. Phillips stated the School System has an IGA to consider, which is similar to this one. The City will pay some of the lost tax revenue to the School System due to single and multi-dwelling structures being affected by the redevelopment.

Mr. Baker stated he was glad the Chairman asked that question because it shows this involves two (2) transactions. There is one with the County and one with the School System.

16. Resolution 23-35 urging the Governor and General Assembly of Georgia to continue efforts to reform and improve mental health services for the Citizens of Georgia:

Discussed action to adopt Resolution 23-35 urging the Governor and General Assembly of Georgia to continue efforts to reform and improve mental health services for the Citizens of Georgia. Jayson Phillips, County Attorney stated this Resolution is part of a Statewide County effort to encourage the General Assembly and the Governor to continue to fund mental health crisis areas.

Chairman Carmichael stated the County Manager will head a Leadership Group to deal with Mental Health issues in Paulding County. The Committee will work with County Departments and outside organizations.

Mr. Baker stated it will be a working group with people from several different disciplines working together. He further stated he is excited to see what will come from this.

CONCLUSION OF REGULAR BUSINESS

Chairman Carmichael asked if the Commissioners would like to make any announcements or had any comments.

Chairman Carmichael commented on Cape Day, which is a celebration of Children's Hospital of Atlanta (CHOA).

Commissioner Kaecher stated this is a day to let everyone know what CHOA does for the State and all of the children.

Commissioner Stover stated this lets the kids know that we are thinking about them and showing support.

Chairman Carmichael stated, on October 18, 2023, there was an Arbitration Hearing regarding Paulding County. He stated 74% of Georgia Counties failed to be in the correct appraisal range. The Department of Audits and Accounts were present, and James Stokes represented Paulding County. He further stated the findings were positive for the County.

Commissioner Galloway stated it was important to know the State of Georgia said Paulding County under-appraised the properties in the County.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:

Mr. Todd Pownell spoke to the Board and audience regarding Annexation, Zoning and Taxes.

Commissioner Kaecher made a motion to give Mr. Todd Pownell as much time as he needs to speak, seconded by **Commissioner Galloway**. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

Mr. Pownell continued and asked the Board of Commissioners to consider not allowing an Annexation from the City of Dallas.

EXECUTIVE SESSION/ADJOURNMENT:

Brian Stover made a motion to enter into Executive Session for the purpose of Real Estate and Pending Litigation, seconded by Sandy Kaecher. 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.