



**PAULDING COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MINUTES  
May 25, 2021**

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

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

**INVOCATION  
& PLEDGE:** Pastor Blake Trent, Dallas First United Methodist Church

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

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**MINUTES:**

1. *The May 11, 2021 Work Session Minutes and the May 11, 2021 Board Meeting Minutes were available for review.*

**ANNOUNCEMENTS:**

Team Paulding: Code RED Weather Warning System aired for the Commissioners and audience.

The Board of Commissioners presented a Public Safety Appreciation Award to Firefighter Noah Braden.

**INVITED GUESTS:** None

**BID AWARDS:**

2. *Award the purchase of replacement computers to the lowest responsible bidder, CDW-G in the amount of \$223,622.70.*

Discussed action to award the purchase of replacement computers to the lowest responsible bidder, CDW-G in the amount of \$223,622.70. Tabitha Pollard, Finance Director stated these computers will be for the Court House. We originally requested one processor, but due to a high bid we went down to an I-5 processor, as well as, reducing the amount of machines to reduce the cost. This will keep us in budget for the year. Some of this will be coming from Departments requesting remote access and the rest will be coming from IT's budget.

3. *Award a Contract to DAF Concrete, Inc. for the Annual Paving and Concrete Work Contract providing services including paving, concrete work and landscaping services over the next 12 months at a unit cost not to exceed \$585,650.00.*

Discussed action to award a Contract to DAF Concrete, Inc. for the Annual Paving and Concrete Work Contract providing services including paving, concrete work and landscaping services over the next 12 months at a unit cost not to exceed \$585,650.00. Tabitha Pollard, Finance Director explained when the Water Department does a repair on a Citizens property, they try to leave the property in the same state it was before the work was done. This Contract consolidates paving, concrete work and landscaping to one company instead of multiple companies. We have tried this in the past and works very well.

Laurie Ashmore, Water Department Director stated only having one company to communicate with will not only be easier to manage but will also stay at the same price if not lower the cost. This will improve not only hopefully lower cost but also improve our customer service as well.

Commissioner Stover asked why there was such a big difference in the bid prices

Ms. Ashmore explained that there was a typo on the higher bid causing such a big difference in numbers.

Chairman Carmichael asked what other counties do in this situation.

Ms. Ashmore stated that other counties in the Metro Atlanta area put out an annual bid and have one Contract for this service.

**REPORTS FROM COMMITTEES & DEPARTMENTS:**

James Stokes, Chief Appraiser gave the 2021 Digest Update. Mr. Stokes stated that last few year the Real Estate Market has exploded. He explained that interest rates are at a historic low. The average single family home averaged at \$98,000 in 2012, now in 2021 the average is \$250,000. All appraisers are working very hard trying to keep up with the demand. This year Paulding County has processed 14,000 transfers, added 3,200 new Home Stead Exemptions, and added 1,500 new homes. On May 28<sup>th</sup>, annual assessment notices will be mailed out. There are designated phone lines for all questions regarding appeals. Citizens have 45 days to appeal their assessment. Mr. Stokes stated all information is on Paulding.gov as well as on qPublic.net.

Commissioner Stover asked, based on the appraisal notices received, will that reflect on taxes paid later in the year.

Mr. Stokes stated that these assessment notices are only an estimate of what you taxes will be. This estimate is based on the most recent approved millage rate.

Commissioner Stover asked at what point did we surpass 2005-2006 numbers value wise.

Mr. Stokes stated that value wise we passed those numbers in 2015-2016. Even though lumber prices are substantially higher than they were, it is not slowing down buyers.

**PUBLIC PARTICIPATION ON AGENDA ITEMS:** None

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

4. *Adopt Water System job classification for Capital Projects Inspections Specialist.*
5. *Adopt Resolution 20-11, A Resolution of Paulding County, Georgia to adopt the 2021 Amendment to the Joint Comprehensive Plan for Paulding County.*
6. *Adopt the revised job description and reclassification of the Senior Administrative Assistant to the BOC Chair.*
7. *Sgt. Ted Carpenter is retiring from the Sheriff's Office on May 31, 2021; the policy to retire a service pistol to a Deputy has been met by Sgt. Carpenter. The Sheriff's Office request to retire Sgt. Carpenter's Glock Pistol.*

**NEW BUSINESS:**

8. *Discuss action to adopt Resolution 21-12, imposing a 180-day Moratorium on single family residential build to rent land use activities:*

Discussed action to adopt Resolution 21-12, imposing a 180-day Moratorium on single family residential build to rent land use activities. Jayson Phillips, County Attorney stated this is in response to a national trend for residential construction and development. Developers are leasing homes to tenants instead of selling to buyers. This Moratorium puts a pause for 180 days to allow staff and the County Attorney to review and come up with recommendations to plan and regulate for the future.

**OLD BUSINESS:** None

**CONCLUSION OF REGULAR BUSINESS**

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

**Chairman Carmichael** asked the Commissioners if they would have any announcements or comments.

**Commissioner Kaecher** stated on Sunday June 6<sup>th</sup> at Paulding Wellstar there will be a parade around the hospital recognizing cancer survivors.

**Commissioner Stover** stated that today at 1 pm there will be a clean-up at High Shoals if anyone would like to join and help.

**Commissioner Hart** thanked the Board. Commissioner Hart stated Firefighter Noah Braden is a 2<sup>nd</sup> generation Firefighter and we are very proud of him.

**Chairman Carmichael** stated Memorial Day is only 6 days away and shared a video honoring all fallen soldiers.

**EXECUTIVE SESSION:** Chuck Hart made a motion to go into Executive Session for the purposes of Real Estate, seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover

**Brian Stover made a motion to add Lease Renewal with the Georgia Department of Family and Children's Services (DCFS) for its current office at 1387 Industrial Boulevard North as a New Business Item. Seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.**

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