



**PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
March 12, 2024
Watson Government Complex
Second Floor – Board of Commissioners Meeting Room**

CALL TO ORDER: David L. Carmichael, Chairman

INVOCATION: Jayson Phillips, County Attorney

PLEDGE: Presentation of Colors by South Paulding High School JROTC

PRESENT: David L. Carmichael, Chairman; Keith Dunn, Post 1; Sandy Kaecher, Post II; Virginia Galloway, Post III; Jayson Phillips, County Attorney; Frank Baker, County Manager; Rebecca Merideth, County Clerk.

MINUTES:

1. The February 27, 2024 Work Session Minutes and the February 27, 2024 Board Meeting Minutes are available for review:

Sandy Kaecher made a motion to adopt the February 27, 2024 Work Session Minutes and the February 27, 2024 Board Meeting Minutes, seconded by Chairman Carmichael. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway.

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

2. Gym floor installation project to Stevens Gymnasiums, Inc. for the amount of \$64,900.00. This is located in Post 2 and will be funded by SPLOST:

Sandy Kaecher made a motion to award the gym floor installation project to Stevens Gymnasiums, Inc. for the amount of \$64,900.00. Seconded by Virginia Galloway. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (On file in the Parks Department)

3. Purchase of three (3) fire pumpers to Spencer Manufacturing Inc. in the amount of \$1,372,836.00. Funded by SPLOST:

Keith Dunn made a motion to award the purchase of three (3) fire pumpers to Spencer Manufacturing Inc. in the amount of \$1,372,836.00. Seconded by Virginia Galloway. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (On file in the Finance Department)

4. Purchase of a John Deere 620G motor grader from Dobbs Equipment in the amount of \$299,987.00. This capital purchase was approved in the FY 2024 Capital Budget for Paulding County DOT and will be funded using the General Fund budget:

Chairman Carmichael made a motion to award the purchase of a John Deere 620G motor grader from Dobbs Equipment in the amount of \$299,987.00. Seconded by Sandy Kaecher. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (On file in the Transportation Department)

5. Authorize the Chairman to enter into a Consultant Services Agreement with Vanasse Hangen Brustlin, Inc. (VHB) in the amount of \$200,000.00, for the Paulding County Safety Action Plan. Funding for this contract will be allocated from a US DOT Grant (\$160,000.00) and SPLOST funds (\$40,000.00) and SPLOST funds (\$40,000.00):

Virginia Galloway made a motion to award and authorize the Chairman to enter into a Consultant Services Agreement with Vanasse Hangen Brustlin, Inc. (VHB) in the amount of \$200,000.00, for the Paulding County Safety Action Plan. Funding for this contract will be allocated from a US DOT Grant (\$160,000.00) and SPLOST funds (\$40,000.00). Seconded by Sandy Kaecher. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (On file in the Transportation Department)

- 6. **2024 Asphalt Project Contract III to the lowest responsive bidder, Bartow Paving Company Inc., in the amount of \$3,511,650.85. Streets scheduled in the contract are located in Posts 1, 3 and 4. Project will be funded by General Fund and SPLOST:**
 Keith Dunn made a motion to award the 2024 Asphalt Project Contract III to the lowest responsive bidder, Bartow Paving Company Inc., in the amount of \$3,511,650.85. Streets scheduled in the contract are located in Posts 1, 3 and 4. Seconded by Virginia Galloway. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (On file in the Transportation Department)

- 7. **Harmony Grove Church Road Extension Project to the lowest responsive bidder, Vertical Earth, Inc. in the amount of \$3,512,487.70. Funds for the project will be allocated from SPLOST. Project is located in Post 1:**
 Keith Dunn made a motion to award the Harmony Grove Church Road Extension Project to the lowest responsive bidder, Vertical Earth, Inc. in the amount of \$3,512,487.70. Seconded by Sandy Kaecher. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (On file in the Transportation Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

CONSENT AGENDA: Virginia Galloway made a motion to approve the following consent agenda items:

- 8. **Authorizing the County Manager to sign the paperwork to accept the ACCG Internship Grant.**
- 9. **Approve the job description/position for a non-sworn Civilian Crime Analyst position for the Sheriff's Office.**
- 10. **Appoint Kevie Dixon to the Paulding County Department of Family and Children Services Board (DFCS) to fill the unexpired term of Brooke Mason, with a term ending December 31, 2024.**

11. **Declare the following items as surplus, and approve their disposal through auction or trade:**

Surplus Items		
Department	Item Name	Serial Number
Recreation	Unit 440	20 Hurricane X 3000 Blower
Recreation	Unit 446	97 F-250 Truck
Recreation	Unit 465	99 Ford Ranger Truck
Recreation	Unit 661	09 ExMark Lazer
Recreation	Unit 634	15 John Deere7500
Recreation	Unit 645	07 ExMark Lazer
Recreation	Unit 630	17 ExMark Lazer
Recreation	Unit 424	02 ExMark Lazer
Recreation	Unit 658	02 ExMark Lazer
Recreation	Unit 646	1999 JD Bunker Rake
Recreation	Unit 456	1988 Kabota Tractor
Recreation	Unit 455	1988 Kabota Tractor
Recreation	Unit 430	1998 JD Reel Mower
Recreation	Unit 424	2002 Exmark Lazer
Fire	Unit 518	1992 International 4900
Sheriff	Unit P-51	2015 Chev Caprice
Sheriff	Unit S-161	2014 Chev Tahoe
Sheriff	Unit P-72	2014 Chev Caprice
Sheriff	Unit S-174	1999 Jeep Cherokee
Sheriff	Unit S-184	1998 Jeep Cherokee
Sheriff	Unit S-182	2000 Jeep Cherokee
Sheriff	Unit S-153	1998 Jeep Cherokee
Sheriff	Unit 18	1994 Jeep Cherokee

Seconded by Sandy Kaecher. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway.

OLD BUSINESS: None

NEW BUSINESS:

12. *Authorize the County Manager to sign the Cell Tower Lease Amendment to allow AMI equipment on Picketts Mill Cell Tower:*
Keith Dunn made a motion to authorize the County Manager to sign the Cell Tower Lease Amendment to allow AMI equipment on Picketts Mill Cell Tower. Seconded by Chairman Carmichael. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway.

13. *Authorize the Chairman to enter into a Mowing and Maintenance Agreement with the Georgia Department of Transportation for the single lane roundabout project, SR 101 at Gold Mine Road Roundabout Intersection Improvement Project (P.I. No. 0019669). This project is located in Post 2:*

Sandy Kaecher made a motion to authorize the Chairman to enter into a Mowing and Maintenance Agreement with the Georgia Department of Transportation for the single lane roundabout project, SR 101 at Gold Mine Road Roundabout Intersection Improvement Project (P.I. No. 0019669). Seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (On file in the Transportation Department)

14. *Authorize the Chairman to enter into a Development Agreement with Kashif Rana, the intended owner/developer of Parcel 4 of the Harmony Grove Church Road Extension Project. This project is located in Post 1:*

Keith Dunn made a motion to authorize the Chairman to enter into a Development Agreement with Kashif Rana, the intended owner/developer of Parcel 4 of the Harmony Grove Church Road Extension Project. Seconded by Chairman Carmichael. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (On file in the Transportation Department)

15. *Authorize the Chairman to enter into a Development Agreement with Kashif Rana, owner/developer of Parcel 2 of the Harmony Grove Church Road Extension Project. This project is located in Post 1:*

Keith Dunn made a motion to authorize the Chairman to enter into a Development Agreement with Kashif Rana, owner/developer of Parcel 2 of the Harmony Grove Church Road Extension Project. Seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (On file in the Transportation Department)

16. *Resolution 2024-06 confirming Executive Session for Real Estate purposes:*

Chairman Carmichael made a motion to adopt Resolution 2024-06 confirming Executive Session for Real Estate purposes. Seconded by . Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (See Attachment "A")

17. *Keith Dunn made a motion to approve with the first (5) five stipulations as read and amending the (6th) sixth stipulation Application 2024-03-SUP by CGP Acquisition and Development LLC – Ryan O'Donnell requesting a Special Use Permit for four (4) parcels totaling 7.49 acres in B-2 (Highway Business District) for the purpose of establishing a class-A climate-controlled self-storage facility. Property is located in Land Lots 520, 591, & 592; District 19; Section 2; south of the intersection of Dallas-Acworth Hwy and Royal Sunset Drive. Proposed site address is 8942 Dallas-Acworth Hwy. Post 1:*

1. Owner/Developer agrees to hours of operation between 6:00 am to 10:00 pm, seven days a week.
2. Owner/Developer agrees access to the development shall be determined during the plan review process.
3. Owner/Developer agrees to provide a traffic study for the development and coordinate with Paulding County DOT on methodology and parameters of the study.
4. Owner/Developer agrees to no outside storage of boats, RV's or automobiles.
5. Owner/Developer agrees that outparcels depicted on the site plan labeled lot #1 totaling 2 acres does not apply to this Special Use Permit.
6. Owner/Developer agrees the inter-parcel access road be completed before the building occupancy certificate is issued, sidewalks A sidewalk connecting Royal Sunset Drive and the Kroger Parking lot as reviewed and approved by PDOT.

Seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway.

18. *Virginia Galloway made a motion to approve with the (7) seven listed stipulations Application 2024-11-Z by Elite Engineering requesting to rezone 19.41 acres from R-2 (Suburban Residential District) to B-1 (General Business District) for development and construction of a commercial gym and retail/office space. Properties are located in Land Lots 403 & 462;*

District 3; Section 3; South side of Cedarcrest Road and east of Harmony Grove Church Road. Post 4:

1. Owner/Developer agrees access to the development shall be determined during the plan review process.
 2. Owner/Developer agrees to provide required right-of-way and easements along Cedarcrest Road property frontage as per current plans for PI 0013700.
 3. Owner/Developer agrees to setback project improvements for PI 0013700, Cedarcrest Road Widening Project.
 4. Owner/Developer agrees to provide required right-of-way and easements along the new corridor for the Harmony Grove Church Road Extension Project.
 5. Owner/Developer agrees to setback project improvements for the Harmony Grove Church Extension Project.
 6. Owner/Developer agrees to provide a traffic impact study for the master development and coordinate with Paulding County DOT on methodology and parameters of study.
 7. Owner/Developer has the option of entering into a Development Agreement with Paulding County DOT to address property access, roadway construction, and right-of-way property acquisition.
- Seconded by. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway.

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

EXECUTIVE SESSION: None

ADJOURNMENT: Sandy Kaecher made a motion to adjourn, seconded by Virginia Galloway.
Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway.


Rebecca Merideth, County Clerk


David L. Carmichael, Chairman