



PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
May 09, 2023

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: David L. Carmichael, Chairman

INVOCATION: David L. Carmichael, Chairman

PLEDGE: Presentation of Colors by North Paulding High School JROTC

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. Adopt the April 25, 2023 Work Session Minutes and the April 25, 2023 Board Meeting

Minutes:

Sandy Kaecher made a motion to adopt the April 25, 2023 Work Session Minutes and the April 25, 2023 Board Meeting Minutes. Seconded by Chairman Carmichael. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

2. Award purchase of a F-450 with Service Body to Hardy Ford in the amount of \$63,127.00:
Keith Dunn made a motion to award the purchase of a F-450 with Service Body to Hardy Ford in the amount of \$63,127.00. Seconded by Virginia Galloway. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Finance Department)

3. Award purchase of a F-250 to Hardy Ford in the amount of \$52,003.00:
Chairman Carmichael made a motion to award the purchase of a F-250 to Hardy Ford in the amount of \$52,003.00. Seconded by Sandy Kaecher. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Finance Department)

4. Award the Taylor Farm Building Improvement and Renovation Project to Osprey Management through a Cooperative Agreement with Sourcewell in the amount of \$618,007.60:
Virginia Galloway made a motion to award the Taylor Farm Building Improvement and Renovation Project to Osprey Management through a Cooperative Agreement with Sourcewell in the amount of \$618,007.60. Seconded by Brian Stover. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post II Virginia Galloway, Post IV Brian Stover. (On file in the Parks and Recreation Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

CONSENT AGENDA: Brian Stover made a motion to approve the following consent agenda items:

5. Adopt the job classification for an Assistant Director of Community Development.

6. *Authorize the Chairman to enter into a Development Agreement with Tamarack Land – Serenity at Seven Hills, LLC, for the Serenity Subdivision. This project is located in Post 4.* (On file in the Transportation Department)
7. *Authorize the County Manager to approve payment in the amount of \$10,000.00 to the City of Dallas to establish sanitary sewer service for existing airport facilities.* (On file in the Finance Department)
8. *Declare the attached listed item as surplus, and approve their disposal through auction or trade.* (Attachment “A”)
Seconded by Keith Dunn. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

OLD BUSINESS: None

NEW BUSINESS:

9. *Change Order #3 for Magnum Construction in the amount of \$12,180.00 for sewer force main repair and additional grassing as part of the Mulberry Rock Park Phase 2 Construction Contract.* Seconded by Virginia Galloway. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Parks and Recreation Department)

10. Resolution 23-10 confirming Executive Session for the purpose of Pending and Potential Litigation:

Brian Stover made a motion to adopt Resolution 23-10 confirming Executive Session for the purpose of Pending and Potential Litigation. Seconded by Keith Dunn. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (Attachment “B”)

11. *Mutual Release and Compromise Agreement (or in a form substantially similar thereto) between Paulding County, Georgia; the Paulding County Airport Authority; Silver Comet Terminal Partners, LLC; and Silver Comet Partners wherein each party will release all existing and future claims between the parties stemming from the airport Lease Option Letter Agreement dated as of October 24, 2012 between the Commercial Lease and Airport Use Agreement dated as of November 28, 2012 between the Airport Authority, Silver Comet Partners, and the Paulding County Industrial Building Authority, and (iii) the Bond Agreement dated as of October 2013 between the Airport Authority and Silver Comet Terminal Partners.*
Chairman Carmichael made a motion to approve the Mutual Release and Compromise Agreement (or in a form substantially similar thereto) between Paulding County, Georgia; the Paulding County Airport Authority; Silver Comet Terminal Partners, LLC; and Silver Comet Partners wherein each party will release all existing and future claims between the parties stemming from the airport Lease Option Letter Agreement dated as of October 24, 2012 between the Authority and Silver Comet Partners, (ii) the Commercial Lease and Airport Use Agreement dated as of November 28, 2012 between the Airport Authority, Silver Comet Partners, and the Paulding County Industrial Building Authority, and (iii) the Bond Agreement dated as of October 2013 between the Airport Authority and Silver Comet Terminal Partners. Seconded by Sandy Kaecher. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (Attachment “C”)

**ITEMS FROM THE PAULDING COUNTY PLANNING
COMMISSION MEETING
April 25, 2023**

12. **2023-10-Z:** Sandy Kaecher made a motion to approve with six (6) stipulations application by **TURNSTONE GROUP / BRANDON BOWEN**, requesting to rezone 5.65 acres from R-2 (Suburban Residential) to B-2 (Highway Business) to develop a self-storage facility, which would include a three-story climate-controlled building and a one-story building. Property is located in Land Lot 354; District 2; Section 3; south of Bonnie Lane and Jimmy Campbell Pkwy (US 278) and east of Tucker Blvd. POST 2.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (5-0-1).

1. Owner/Developer agrees access to the development shall be determined during the plan review process, which shall include coordination with PDOT, GDOT and the City of Dallas.
2. Owner/Developer agrees to coordinate with the City of Dallas and the Paulding County Water System regarding public utilities including water and/or sewer services.
3. Owner/Developer agrees to no billboards on the property.
4. Owner/Developer agrees the proposed buildings will be consistent in their architecture with the building elevations submitted as part of this rezoning.
5. Owner/Developer agrees to install a six foot (6 ft.) black vinyl chain-linked fence around the buildings and parking areas.
6. Owner/Developer agrees any changes in B-2 (Highway Business) District permitted uses, must be approved by the Board of Commissioners through the rezoning process.

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

13. 2023-06-SUP: Sandy Kaecher made a motion to approve with three (3) stipulations application by **TURNSTONE GROUP / BRANDON BOWEN**, requesting Special Use Permit concurrent with rezoning application **2023-10-Z** to develop a self-storage facility and RV/Boat storage, which would include a three-story climate-controlled building and a one-story building with parking. Property is located in Land Lot 354; District 2; Section 3; south of Bonnie Lane and Jimmy Campbell Pkwy (US 278) and east of Tucker Blvd. POST 2.

RECOMMENDATION BY THE PLANNING COMMISSION: APPROVAL (5-0-1).

1. Owner/Developer agrees to operate gate hours from 7:00 am to 10:00 pm.
2. Owner/Developer agrees the proposed buildings will be consistent in their architecture with the building elevations submitted as part of this rezoning.
3. Owner/Developer agrees to install a six foot (6 ft.) black vinyl chain-linked fence around the buildings and parking areas.

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

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

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

Commissioner Kaecher stated there will be a Post 2 Town Hall Meeting held on May 18th from 6:00 pm -7:30 pm at the Paulding Northwest Atlanta Airport focusing on Economic Development.

Commissioner Kaecher shared June 4th is the National Cancer Survivor Day event at Paulding Wellstar Hospital from 1:00 pm to 4:00 pm.

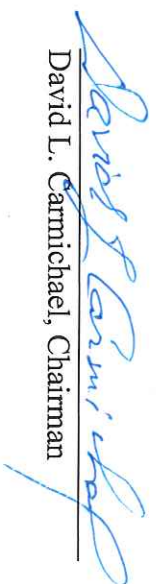
Chairman Carmichael shared his appreciation for County Manager Frank Baker and Finance Director Tabitha Pollard for working diligently on the FY2024 Budget.

Commissioner Galloway shared her appreciation of Michael Justus for his hard work on the plans for the Taylor Farm Park facelift.

EXECUTIVE SESSION: None

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


Rebecca Merideth, County Clerk


David L. Carmichael, Chairman