

**PAULDING COUNTY BOARD OF COMMISSIONERS  
AUGUST 13, 2019  
WORK SESSION MINUTES**

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

**INVOCATION & PLEDGE:** Pastor Todd Gaddis with First Baptist Church Dallas

**PRESENT:** David L. Carmichael, Chairman; Ron Davis, 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:** The July 23, 2019, 9:00 am Public Hearing Minutes, the July 23, 2019, Work Session Minutes, the July 23, 2019, 6:00 pm Public Hearing Minutes, and the July 23, 2019, Board Meeting Minutes, were available for review.

**ANNOUNCEMENTS:** None

**INVITED GUESTS:** None

**BID AWARDS:**

***Contract to install the communication cabling for the Adult Detention and Law Enforcement Center to the low bidder, Net Planner Systems in the amount of \$368,364.41. Post 2:***

Discussed action to award the contract to install the communication cabling for the Adult Detention and Law Enforcement Center to the low bidder, Net Planner Systems, in the amount of \$368,364.41. Post 2. Tabitha Pollard, Finance Director, stated there were three bids received. She further stated at this point the projects are moving inside the building and this one is for the cabling.

***The design and installation of the Adult Detention Center Radio System to Diversified Electronics in the amount of \$90,835. Post 2:***

Discussed action to award the design and installation of the Adult Detention Center Radio System to Diversified Electronics in the amount of \$90,835. Post 2. Tabitha Pollard, Finance Director, stated the Sheriff's Office currently uses Diversified Electronics, and recommends the radio system to be installed to communicate with officers outside of the facility.

***Purchase the inmate day room furniture from Georgia Correctional Industries in the amount of \$90,420. Post 2:***

Discussed action to purchase the inmate day room furniture from Georgia Correctional Industries in the amount of \$90,420. Post 2. Tabitha Pollard, Finance Director, stated over the past few years the County has purchases from the Georgia Correctional Industries at lower pricing. This is from the bond issues for furniture and fixtures.

***Purchase a diesel-powered back up pump for the Smith Road Lift Station from Xylem in the amount of \$56,653.30. Post 1:***

Discussed action to purchase a diesel-powered back up pump for the Smith Road Lift Station from Xylem in the amount of \$56,653.30. Post 1. Tabitha Pollard, Finance Director, stated this is a requirement and we needed a backup pump for this lift station. All the pumps are purchased from this vendor to keep all the maintenance work similar. The funding will come from water funds.

***Contract to construct the slab for Drug Task Force Building to the lowest responsible bidder A2 Carved in Stone in the amount of \$49,320:***

Discussed action to award the contract to construct the slab for Drug Task Force Building to the lowest responsible bidder, A2 Carved in Stone, in the amount of \$49,320. Tabitha Pollard, Finance Director, stated they have worked with the Drug Task Force to construct the building, the county will manage the amount and this did not require a full ad.

***Contract to construct the metal building to the lowest responsible bidder Ward Humphrey General Contractor in the amount of \$85,000:***

Discussed action to award the contract to construct the metal building to the lowest responsible bidder, Ward Humphrey General Contractor in the amount of \$85,000. Tabitha Pollard, Finance

Director, stated the state of Georgia will participate at 50% up to \$250,000 and the County portion will come from general funds.

**REPORTS FROM COMMITTEES & DEPARTMENTS:**

Jayson Phillips, County Attorney Re: Bond Question Follow-up County Attorney Jayson Phillips presented his legal opinion that the Paulding County Industrial Building Authority was not legally required to repay the County for bond payments that the County had made on the 2011B Film Studio bonds. Mr. Phillips reached this conclusion after reviewing various bond documents including the bond validation order, validated intergovernmental contract, the IBA constitutional amendments, and three conversations with bond counsel. Mr. Phillips explained that the Film Studio property was not collateral for the bond payments; that the 1 mill taxing authority of the County served as the collateral for the bond payments; that the intergovernmental contract validated by the superior court stated that the bond payments were the absolute and unconditional obligation of the County; that the IBA had the express authority to use proceeds from the Film Studio for any lawful purpose, including further economic development projects in the County, and including that repayment was not a mandatory requirement. Mr. Phillips also explained that the bond validation order was forever conclusive in accordance with Georgia law.

Eric Johnson with Comprehensive Program Services gave an update on the jail project. He stated the project is going very well. Mr. Johnson went over the highlights for Change Order No. 4 and stated that they are required for the Sheriff's Office to operate. The overall the projected total of project will be \$72,805,045.00. The substantial completion date will be December 19, 2019 and the final completion date will be February 24, 2020.

**PUBLIC PARTICIPATION ON AGENDA ITEMS:**

Jayson Phillips, County Attorney, Read the Public Participation Ordinance.

Ron Davis made a motion to allow Don Benson to speak at the Public Participation on Non-agenda items section of the agenda, seconded by Sandy Kaecher; motion carried unanimously.

**CONSENT AGENDA:** Chairman Carmichael read the two (2) consent agenda items:

1. The Paulding County Sheriff's Office request to retire Deputy Jason Cole's Service Weapon Glock 21 SWF568. Deputy Cole meets the requirements to have his service pistol retired.
2. Surplus 119 voting machines to return to the State of Georgia for destruction.

**OLD BUSINESS:** None

**NEW BUSINESS:**

***Resolution 19-18 setting the millage rate for Paulding County Maintenance and Operations:***

Discussed action to adopt Resolution 19-18 setting the millage rate for Paulding County Maintenance and Operations. Tabitha Pollard, Finance Director, stated that the County has held the three required public hearings on the millage rate and the Maintenance and Operations rate is identical to last years.

***Resolution 19-19 setting the millage rate for the Fire District:***

Discussed action to adopt Resolution 19-19 setting the millage rate for the Fire District. Tabitha Pollard, Finance Director, stated this is a required millage rate and funds the Fire Department.

***Resolution 19-20 setting the millage rate for the County Bond:***

Discussed action to adopt Resolution 19-20 setting the millage rate for the County Bond. Tabitha Pollard, Finance Director, stated this provides funding for debt services this year. We are adding a millage for the Sheriff's Office.

***Resolution 19-21 setting the millage rate for the Paulding County School District:***

Discussed action to adopt Resolution 19-21 setting the millage rate for the Paulding County School District. Tabitha Pollard, Finance Director, stated the school district sets their millage and because the County is the taxing jurisdiction, they send it to the County for adoption.

***Resolution 19-22 authorizing the Tax Commissioner to retain a 2.5% fee for the collection of School Tax:***

Discussed action to adopt Resolution 19-22 authorizing the Tax Commissioner to retain a 2.5% fee for the collection of School Tax. Tabitha Pollard, Finance Director, stated during the tax bill time the school tax is included, state law allows the County to collect a fee to offset the costs.

***Adopt the Fiscal Year 2020 Budget:***

Discussed action to adopt the Fiscal Year 2020 Budget. Tabitha Pollard, Finance Director, stated the budget went from 6.5 to 6.075. All things were considered during this budget process. Some of the personnel requested were delayed or staggered positions; so the full cost of some of these personnel will be in 2021 Budget. Employee raises went from .5% to .4%. She further stated that she would like to thank the Commissioners for taking the time to listen to each department head and their requests. This is a very time consuming process.

***Approve Change Order No. 4 not to exceed \$444,609 for improvements involving security, door hardware changes, access control, security monitoring and kitchen equipment for the Paulding County Adult Detention and Law Enforcement Center. This is an increase to the existing Construction Contract with Turner Construction Company. Funding is available from within the program bond proceeds. Post 2:***

Discussed action to approve Change Order No. 4 not to exceed \$444,609 for improvements involving security, door hardware changes, access control, security monitoring and kitchen equipment for the Paulding County Adult Detention and Law Enforcement Center, this is an increase to the existing Construction Contract with Turner Construction Company. Funding is available from within the program bond proceeds. Post 2. Scott Greene, Director of Operations stated this is the last six months of projects. Mr. Greene introduced Amy Tisenchek to give details. Ms. Tisenchek stated there are big ticket items on this change order. A majority is security enhancements relayed from the development and operations of the building. She further stated it is better to catch them now before a major cost impact. The lighting fixtures will all be changed to LED. Scott Greene, further stated that we took a look at the maintenance and how they are going to function. He stated that we will pay a little more up front but will save time by not having as many work orders, and on-staff workload so it will be more cost effective over time. The project is winding down and will be a big change in the way the Sheriff's Office operates, but it will be a good change.

***Appeal from the Development Waiver Review Committee decision on Application 2019-03-W, request by Qualusi Vineyards/Robert C. Gilbert. Pursuant to Paulding County Development Regulations 14.5.1(7), Robert Gilbert has appealed a decision of the Paulding County Development Waiver Review Committee (DWRC) to the Board of Commissioners. Post 4:***

Discussed action on the appeal from the Development Waiver Review Committee decision on Application 2019-03-W, request by Qualusi Vineyards/Robert C. Gilbert. Pursuant to Paulding County Development Regulations 14.5.1(7), Robert Gilbert has appealed a decision of the Paulding County Development Waiver Review Committee (DWRC) to the Board of Commissioners. Post 4. Mr. Bob Gilbert spoke to the board on this item. He stated this would be very expensive and asked to work with the departments on a solution. Commissioner Brian Stover stated he would like to see this tabled until Mr. Gilbert could meet with staff to see if they could come to a resolution.

**CONCLUSION OF REGULAR BUSINESS**

**PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:**

Mr. Don Benson spoke to the Board of Commissioners on the Mental Health, and having more resource available for a better quality of life for citizens with mental health issues.

**EXECUTIVE SESSION:** Ron Davis made a motion to go into Executive Session for the purpose of Real Estate; seconded by Brian Stover; motion carried unanimously.

Brian Stover made a motion to add to the Board Meeting agenda for consideration:

Action to approve the contract to purchase approximately 25 acres and a residence for Tax Parcels R05183 and R082010 from Travis W. Ragsdale for addition to the Reservoir Park at a purchase price of \$1,200,000.00., using recreational SPLOST, and to authorize the Chairman to execute all documents related thereto. Post 4.

Seconded by Chuck Hart; motion carried unanimously.

**ADJOURNMENT:** Ron Davis made a motion to adjourn; seconded by Sandy Kaecher; motion carried unanimously.