

**PAULDING COUNTY BOARD OF COMMISSIONERS  
SEPTEMBER 19, 2019  
WORK SESSION MINUTES**

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

**INVOCATION & PLEDGE:** Pastor Mike Parker with Pleasant Grove Baptist Church

**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 September 10, 2019, Work Session Minutes, and the September 10, 2019, Board Meeting Minutes, were available for review.

**ANNOUNCEMENTS:**  
Positively Paulding: Highlights from Patriot Day Observance video aired for the Commission and audience.

**INVITED GUESTS:** None

**BID AWARDS:**  
*Purchase the high-density shelving for the Adult Detention/Law Enforcement Center to the low bidder, American Specialties in the amount of \$129,827.46:*

Discussed action to purchase the high-density shelving for the Adult Detention/Law Enforcement Center to the low bidder, American Specialties in the amount of \$129,827.46.

**REPORTS FROM COMMITTEES & DEPARTMENTS:**

Deidre Holden, Elections Supervisor, updated the Board of Commissioners on the Elections Office. She stated the County is in the midst of an election. There are two City elections and a countywide election for ESPLOST. There are just over 118,000 registered voters in Paulding. The County is growing mostly in the Eastern and Southern parts of the County; we are going from 12 to 17 voting locations and adding back 2 early voting locations to accommodate this growth. We have had questions of why we are withdrawing from the schools. The main reason is safety for the students. Many times during voting, the schools are in session. We were at eight schools, now we are at four. She further stated the Board of Elections felt it would be best to start withdrawing at this point instead of waiting until 2020. The Board is still in discussion of the exact voting locations. Ms. Holden spoke on the new voting system. Paulding County was one of six counties selected as a pilot county for the new voting system. The new system is very easy to use and has two ways to check your votes before casting them.

Commissioner Ron Davis asked Ms. Holden when the voters would be notified of their precinct and when will it be posted on my voting page.

Ms. Holden stated the Board of Elections will be having a called meeting on Monday, September 23, 2019 and voters would be notified sometime next week. The Secretary of State should have it on the my voters page quickly.

Chairman Carmichael asked about the voter to population ratio.

Ms. Holden stated it is very high in Paulding, about 71%.

Amy Tisenchek, Comprehensive Program Services, updated the Board of Commissioners on the Jail Project. She stated photos of the progress could be seen on the jail website. The curb and parking lot is being put in. Work is moving along because of the good weather. Ms. Tisenchek stated there have been no changes with the budget from the last update, and the project is still within projected budget. She further stated there is two change orders that will be before the Board at the next regular scheduled meeting. She went over the progress and stated the final completion date would be February 20, 2020.

**PUBLIC PARTICIPATION ON AGENDA ITEMS:**

**CONSENT AGENDA:** Chairman Carmichael read the one (1) consent agenda item:

1. Discuss action to authorize the Chairman to sign a quitclaim deed to swap right-of-way along Pine Ridge Lane to DR Horton.

**OLD BUSINESS:** None

**NEW BUSINESS:**

***Adopt the FY2019 Budget Amendments:***

Discussed action to adopt the FY2019 Budget Amendments. Tabitha Pollard, Finance Director, stated the County has about 20 funds, some are held by Constitutional Officers. We do not hold those, the Constitutional Officers do. Therefore, the County holds the General Fund until those are released from the Constitutional Officers so that it can be consolidated and put into one amendment. Ms. Pollard provided a power point presentation for the Board and citizens regarding the specific budget amendments.

***Resolution 19-29 authorizing the issuance of Series 2019 Industrial Building Authority taxable revenue bonds in the amount not to exceed \$5,750,000 to refund the 2011 Industrial Building Authority outstanding bonds:***

Discussed action to adopt Resolution 19-29 authorizing the issuance of Series 2019 Industrial Building Authority taxable revenue bonds in the amount not to exceed \$5,750,000 to refund the 2011 Industrial Building Authority outstanding bonds. Tabitha Pollard, Finance Director, stated these bonds were originally issued in 2011. Sometimes there is an opportunity to refinance to save on interest. Much like refinancing your house for a better interest rate. Bucky Kimsey with Raymond James, stated refunding and refinances are both terms used to explain this. We look at this in June and the saving would have been \$598,000. Today the saving will be \$761,000. When interest rates go down, savings go up. If we have a savings above 3%, we consider it worth looking at. This one was 19%.

***Approve the Title VI Plan for GDOT Intermodal Division:***

Discussed action to approve the Title VI Plan for GDOT Intermodal Division. Tabitha Pollard, Finance Director, stated this is part of the 5311 funds. Georgia Department of Transportation requires the County to have in place a Title VI regarding discrimination and how the County would respond if discrimination does take place. There is also a requirement to place a notice in every bus and post in different languages.

***Approve a lease extension for a cell tower:***

Discuss action to approve a lease extension for a cell tower. (Post 1) Tabitha Pollard, Finance Director, stated, currently the County has ten land leases with Cell Tower Companies. All of these companies want long leases. Crown Castel approached us asking to extend their lease for 25 years. The County consulted with an expert to help negotiate these types of leases. Ryne Finder an expert in this field negotiated on behalf of the County and received an increase in rent, a signing bonus of \$15,000 and a 25% revenue share. Commissioner Ron Davis asked when the original lease with Crown Castel expires. Ms. Pollard stated she believes in 2022.

***Approve Change Order No.1, in the amount of \$68,000 for architectural services related to owner requested revisions. This will be an increase to the existing contract amount of \$3,665,000, dated June 19, 2017, with Wakefield Beasley and Associates. Funding is available from within the bond proceeds for the Paulding County Adult Detention and Law Enforcement Center:***

Discussed action to approve Change Order No.1, in the amount of \$68,000 for architectural services related to owner requested revisions. This will be an increase to the existing contract amount of \$3,665,000, dated June 19, 2017, with Wakefield Beasley and Associates. Funding is available from within the bond proceeds for the Paulding County Adult Detention and Law Enforcement Center. (Post 2) Scott Greene, Director of Operations stated we could not handle a project this size, Wakefield Beasley and Associates are experienced in managing this types of large projects. There were lots of changes early on. They were important and were for the betterment of the project. Chairman Carmichael stated he is glad to see the visitation center going up. Ms. Amy Tisenchek stated yes, we are glad to move past that hurdle.

***Approve funding in the amount of \$28,000 for equipment, materials and labor to install the Adult Detention and Law Enforcement Center water meter assembly. The County will purchase the meter and Turner Construction will provide other materials and labor through their subcontractors. Funding is available from within the bond proceeds for the program:***

Discuss action to approve funding in the amount of \$28,000 for equipment, materials and labor to install the Adult Detention and Law Enforcement Center water meter assembly. The County will purchase the meter and Turner Construction will provide other materials and labor through their subcontractors. Funding is available from within the bond proceeds for the program.

(Post 2) Scott Greene, Director of Operations, stated this is part of change order No. 6 that was discussed in reports. The amount was broken down to bring to you today and will be rolled into the change order that will come before you in October.

***Approve and execute the application for the GDOT FY2020 Local Maintenance and Improvement Grant (LMIG) in the amount of \$2,002,287.64 and the required 30% match funds of \$600,686.29 to be used to mill, patch and resurface County Roads:***

Discussed authorizing the Chairman to approve and execute the application for the GDOT FY2020 Local Maintenance and Improvement Grant (LMIG) in the amount of \$2,002,287.64 and the required 30% match funds of \$600,686.29 to be used to mill, patch and resurface County Roads. George Jones, Transportation Director stated we are requesting to accept and approve the LMIG funds from the State. By law, a 30% match by the County is required in order to receive the funds. This match was budgeted to come out of General Funds. LMIG is a very beneficial program for the County.

Commissioner Chuck Hart asked Mr. Jones what the seven County Roads listed are.

Mr. Jones stated GDOT requires a list of roads in order to for consideration of LMIG funds. He further stated the list of roads could be changed later if needed.

***Ordinance 19-05, creating provisions regulating the placement of small cell facilities, antennas, and associated poles on County Right-of-Way, consistent with the Georgia Streamlining Wireless Facilities and Antenna Act, O.C.G.A. Title 36, Chapter 66C:***

Discussed action to adopt Ordinance 19-05, creating provisions regulating the placement of small cell facilities, antennas, and associated poles on County Right-of-Way, consistent with the Georgia Streamlining Wireless Facilities and Antenna Act, O.C.G.A. Title 36, Chapter 66C. George Jones, Transportation Director, stated how we communicate has changed over the last 20 years. AT&T is expanding to accommodate the changing needs of their customers. The adoption of this ordinance gives Paulding a good start before the October 1<sup>st</sup> deadline. He further stated ACCG and GMA have developed a draft Ordinance for government entities to have control on the aesthetic appearances, this ordinance can be revised by the County as needed. Mr. Jones explained his department has received many inquiries from various companies regarding the placement of small cells on the County right-of-ways and believes the County could see an influx on permits once the law takes effect October 1, 2019. Mr. Jones thanked Jayson Phillips, County Attorney, and his staff for all their help on this project. Ron Davis, Post 1 Commissioner; stated for clarification, this doesn't grant anyone permission to put that up through the act that was passed by the General Assembly.

George Jones responded they would still be required to contact the County to provide their plans and the location. George Jones stated it does not; it would be on their network, however, would be allowed to be placed on our poles.

Chairman Carmichael asked how big they were.

George Jones responded I believe the poles could be 50 feet maximum with an antenna on top, but the boxes themselves I believe are regulated to be 28 cubic feet.

***Award a contract to provide a Capital Improvement Program Inspection Services to Atkins North America in the amount of \$372,682:***

Discussed action to award a contract to provide a Capital Improvement Program Inspection Services to Atkins North America in the amount of \$372,682. Laurie Ashmore, Water Systems Director stated we currently have Atkins Inspection Services on our Highway 92 waterline relocation and we have other capital improvement projects in the same area. With the knowledge Atkins gained during this project, and positive reviews in that area, we are proposing a contract for inspection services for East Hiram Sewer and other capital improvement projects. This would be a full time inspector and it is an hourly rate contract, which includes all costs like vehicles and cell phones. There are no additional costs to the County. She also explained there is an ability to cancel the contract with 15 days' notice. The funding of \$372,682 is expected to provide services through February 2021. The funds would be paid from the renewal and extension funds, which is consistent with our capital improvement program.

**CONCLUSION OF REGULAR BUSINESS**

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

**EXECUTIVE SESSION:** Ron Davis made a motion to go into Executive Session for the purpose of Real Estate and Pending and Potential Litigation, seconded by Sandy Kaecher; motion carried unanimously.

Chairman Carmichael stated no action was taken in Executive Session.

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