

**PAULDING COUNTY BOARD OF COMMISSIONERS
OCTOBER 22, 2019
BOARD MEETING MINUTES**

CALL TO ORDER: Brian Stover, Chairman Pro Tem

INVOCATION & PLEDGE: Commissioner Chuck Hart, Post III

PRESENT: 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

MINUTES: Ron Davis made a motion to adopt the October 8, 2019, Work Session Minutes, the October 8, 2019, Board Meeting Minutes, and the October 11, 2019 Special Called Meeting Minutes, seconded by Sandy Kaecher; motion carried unanimously.

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

Award the purchase of Stream Mitigation credits for the Richland Creek Reservoir Water Supply Program from Applewood Mitigation Bank: 2,928.29 at \$90 per credit for \$263,546.10:

Chuck Hart made a motion to award the purchase of Stream Mitigation credits for the Richland Creek Reservoir Water Supply Program from Applewood Mitigation Bank: 2,928.29 at \$90 per credit for \$263,546.10. Seconded by Ron Davis; motion carried unanimously. (On file in the Finance Department)

Award the purchase of Stream Mitigation Credits for the Richland Creek Reservoir Water Supply Program from Alacylsy Mitigation Bank: 8,422.34 at \$18 per credit for \$151,602.12:

Sandy Kaecher made a motion to award the purchase of Stream Mitigation Credits for the Richland Creek Reservoir Water Supply Program from Alacylsy Mitigation Bank: 8,422.34 at \$18 per credit for \$151,602.12. Seconded by Chuck Hart; motion carried unanimously. (On file in the Finance Department)

Award the purchase of office furniture for the Adult Detention and Law Enforcement Center, consisting of seating, tables, misc. shelving, whiteboards and children's furniture to Office Creations in the amount of \$481,814.54:

Sandy Kaecher made a motion to approve the purchase of office furniture for the Adult Detention and Law Enforcement Center, consisting of seating, tables, misc. shelving, whiteboards and children's furniture to Office Creations in the amount of \$481,814.54. Seconded by Ron Davis; motion carried unanimously. (On file in the Finance Department)

Award the purchase of office furniture for the Adult Detention and Law Enforcement Center, consisting of desks, cubicles and storage for offices to Advantage Office Supply in the amount of \$326,297.00:

Sandy Kaecher made a motion to approve the purchase of office furniture for the Adult Detention and Law Enforcement Center, consisting of desks, cubicles and storage for offices to Advantage Office Supply in the amount of \$326,297.00. Seconded by Chuck Hart; motion carried unanimously. (On file in the Finance Department)

Award the audio-visual services for the Adult Detention and Law Enforcement Center to the lowest, responsive bidder, Solutionz in the amount of \$91,635.13:

Sandy Kaecher made a motion to approve the audio-visual services for the Adult Detention and Law Enforcement Center to the lowest, responsive bidder, Solutionz in the amount of \$91,635.13. Seconded by Ron Davis; motion carried unanimously. (On file in the Finance Department)

Award the replacement of the security system at the Watson Complex to the responsive bidder, A3 Communications in the amount of \$1,016,120.14:

Ron Davis made a motion to approve the replacement of the security system at the Watson Complex to the responsive bidder, A3 Communications in the amount of \$1,016,120.14. Seconded by Chuck Hart; motion carried unanimously. (On file in the Finance Department)

Award the additional purchase of network switches to PC Solutions & Integration, Inc. in the amount of \$363,747.76:

Ron Davis made a motion to approve the additional purchase of network switches to PC Solutions & Integration, Inc. in the amount of \$363,747.76. Seconded by Brian Stover; motion carried unanimously. (On file in the Finance Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS:

Mr. Josh Banta address the Board of Commissioners regarding 2019-21-Z.

CONSENT AGENDA: Ron Davis made a motion to approve the four (4) consent agenda items:

1. Approve the donation of 3433.37 sf (0.079) of right-of-way to GDOT for PI# 0013950. Post 4 (Attachment A)
2. Authorize the Chairman to sign a Lighting Service Agreement between Paulding County and Interroll Real Estate, LLC to bill for ten (10) streetlights along Corporate Drive N & Commerce Parkway that will have a monthly cost of \$325/month plus a 10% administrative fee of \$13.50/month. Post 3
3. Adopt new job classification for Utility Inspector
4. Adopt Resolution 19-32 reappointing Ben Amerson to the Paulding County Board of Assessors with a term date beginning January 1, 2020 and ending December 31, 2022. (Attachment B)

Seconded by Sandy Kaecher; motion carried unanimously.

OLD BUSINESS: None

NEW BUSINESS:

Authorize the Chairman to approve two Development Agreements: one with COSTCO Wholesale Corporation and the other with 1260 Airport Drive, LLC, for the County's participation with public transportation and sewer improvements in the form, or substantially similar form, as set forth on the Development Documents A and B:

Chuck Hart made a motion to approve two Development Agreements: one with COSTCO Wholesale Corporation and the other with 1260 Airport Drive, LLC, for the County's participation with public transportation and sewer improvements in the form, or substantially similar form, as set forth on the Development Documents A and B. Seconded by Ron Davis; motion carried unanimously. (On file in the Transportation Department)

Approve the revision to the Alcohol Beverage License Fee Schedule with an effective date of November 1, 2019:

Ron Davis made a motion to approve the Alcohol Beverage License Fee Schedule with an effective date of November 1, 2019. Seconded by Sandy Kaecher; motion carried unanimously. (On file in the Marshal's Office)

Approve a Bill Pay Services Contract with U.S. Payments to add kiosks for the Water Systems customer payment options:

Chuck Hart made a motion to approve a Bill Pay Services Contract with U.S. Payments to add kiosks for the Water Systems customer payment options. Seconded by Sandy Kaecher; motion carried unanimously. (On file in Water Systems)

**ITEMS FROM THE OCTOBER 22, 2019
PLANNING COMMISSION MEETING**

2019-18-Z

Ron Davis made a motion to approve **2019-18-Z:** Application by THOMAS RUSSELL to rezone approximately 1.1878 acres from B-1 (General Business) to B-2 (Highway Business) for church assembly. Property is located in Land Lot 823; District 2; Section 3; on the northside of Hiram-Sudie Road, west of Hiram Douglasville Highway (4645 Hiram-Sudie Road) POST 1. Seconded by Chuck Hart; motion carried unanimously.

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

2019-12-SUP

Sandy Kaecher made a motion to approve **2019-12-SUP:** Application by GREG ROWLAND for and Special Use Permit on approximately 24.1 acres for Guest House. Property is located in Land Lot 1077; District 2; Section 3; on the west side of Paul Harris Road, north of Blue Heron Path (2540 Paul Harris Road) POST 2. Seconded by Chuck Hart; motion carried unanimously. RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (5-0-1).

2019-19-Z

Brian Stover made a motion to approve **2019-19-Z:** Application by ROY J. CHASTAIN, JR AND DEBORAH CHASTAIN to rezone approximately 3.892 acres from A-1 (Agricultural) to R-2 (Suburban Residential) for a single-family dwelling. Property is located in Land Lots 268 and 269; District 3; Section 3; on the east side of Ponderosa Trail, south of Dabbs Bridge Road POST 4. Seconded by Chuck Hart; motion carried unanimously. RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (5-0-1).

2019-20-Z

Brian Stover made a motion to approve with the six (6) listed stipulations **2019-20-Z:** Application by THE WASSERMAN GROUP, LLC/STEPHEN WASSERMAN to rezone approximately 40.61 acres from A-1 (Agricultural) to R-55 (Active Adult Residential Zoning District) for a 171-unit age restricted active adult retirement community. Property is located in Land Lots 613 and 614; District 3; Section 3; on the east side of Dallas Acworth Highway, at the intersection with Old Dallas Acworth Road (9570 Dallas Acworth Highway) POST 4. Seconded by Sandy Kaecher; motion carried unanimously.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (3-2-1) WITH THE LISTED STIPULATIONS.

1. Owner/Developer shall submit detailed landscaping plans prepared by a registered design professional for entrances, amenity, and required buffer areas for review/approval by the Planning and Zoning Division during the Plan Review Process. Public access to county maintained detention/retention areas located on the site shall not be permitted. Design of such facilities shall incorporate measures to ensure public safety. This stipulation will not apply to privately owned and maintained detention/retention areas.
2. Owner/Developer shall coordinate with GDOT for SR 92 improvements.
3. Owner/Developer agrees access to the development shall be determined during the plan review process.
4. Owner/Developer shall be responsible for incorporating traffic calming practices. All practices shall be approved by the Paulding County Department of Transportation and designed in accordance with the Institute of Transportation Engineers (ITE) Manual for Traffic Calming.
5. Owner/Developer agrees public sewer service by gravity to Cobb County is the anticipated method, any other options are subject to approval by the Paulding County Water System.
6. Owner/Developer agrees to install a privacy fence around the development.

2019-21-Z

Brian Stover made a motion to deny **2019-21-Z:** Application by JOSH BANTA to rezone approximately 9.1 acres from R-2 (Suburban Residential) to A-1 (Agricultural) for raising livestock. Property is located in Land Lot 277; District 3; Section 3; on the southwest side of Lucas Lane, west of Cochran Road POST 4. Seconded by Sandy Kaecher; motion carried unanimously. RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (3-2-1).

2019-22-Z

Brian Stover made a motion to approve **2019-22-Z:** Application by CHRIS AND CARRIE LEWIS to rezone approximately 1.38 acres from R-2 (Suburban Residential) to B-1 (General Business) for retail sales of equestrian and work clothing, boots, tack, horse health supplies and other work and farm related items. Property is located in Land Lot 374 and 375; District 3; Section 3; on the southeast side of Cartersville Highway, south of Williams Road (9346 Cartersville Highway) POST 4. Seconded by Ron Davis; motion carried unanimously. RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (5-0-1).

CONCLUSION OF REGULAR BUSINESS

EXECUTIVE SESSION: None

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

ADJOURNMENT: Chuck Hart made a motion to adjourn, seconded by Ron Davis; motion carried unanimously.

Rebecca Merideth, County Clerk

David L. Carmichael, Chairman