



# City Council Regular Meeting

Monday, May 04, 2026

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.*

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## AGENDA

### PUBLIC HEARING

- A. Georgia Capital, LLC (Applicant), Estate of Mary Sue Tibbitts; 230 Summerhill Road, LLC.; Mike J. Pope (Titleholder), and Moore Ingram Johnson & Steele, LLP; J. Kevin Moore (Representative), have applied and seek to annex & zone +/-34.455 acres of property located at the Northwesterly and Southeasterly sides of Summerhill Road, from R-2 & B-2 (Paulding County) to TH-Townhome and C-2 Commercial Medium-Density (City of Dallas) for a residential , one hundred seventy-five (175) unit townhome community and medium-density commercial space for retail and office use. The subject property is located and legally known by Tax Parcel ID No(s):147.1.2.002.0000; 147.1.3.008.0000; 147.1.3.010.0000, in Land Lot(s): 458; 459; 479, 2nd District, 3rd Section, of Paulding County.
- B. Georgia Capital, LLC (Applicant), Estate of Mary Sue Tibbitts; 230 Summerhill Road, LLC.; Mike J. Pope (Titleholder), and Moore Ingram Johnson & Steele, LLP; J. Kevin Moore (Representative), have applied and seek to annex & zone +/-34.455 acres of property located at the Northwesterly and Southeasterly sides of Summerhill Road, from R-2 & B-2 (Paulding County) to TH-Townhome and C-2 Commercial Medium-Density (City of Dallas) for a residential , one hundred seventy-five (175) unit townhome community and medium-density commercial space for retail and office use. The subject property is located and legally known by Tax Parcel ID No(s):147.1.2.002.0000; 147.1.3.008.0000; 147.1.3.010.0000, in Land Lot(s): 458; 459; 479, 2nd District, 3rd Section, of Paulding County.
- C. Public Safety Development Impact Fee Program Proposed Ordinance Amendment

### CALL TO ORDER

### INVOCATION AND PLEDGE

### RECOGNITION OF VISITORS AND COMMENTS

### MINUTES APPROVAL

1. April 6, 2026, Regular Meeting Minutes

### CONSENT AGENDA

2. Authorization of final installment payment to Axon Enterprise, Inc. — Invoice No. INUS437940, \$24,147.27, representing the fifth and final annual payment under a 5-year Taser 7 equipment and service agreement (Quote No. Q-378694) entered in 2022. Total contract value: approximately \$120,736.

3. RES 2026-13: Atlanta Gas Line Relocation
4. RES 2026-15: Ratify PSA assignment to DDA 100 W Griffin
5. RES 2026-16: Approve changing amenities 200 Lester Drive

**OLD BUSINESS**

6. A-2026-01: Annexation Application No. A-2025-03; Blue River Development
7. Zoning Map Amendment Ordinance Z-2026-01: Zoning Application No. Z-2025-05; Blue River Development
8. Zoning Map Amendment Ordinance Z-2026-02: Zoning Application No. Z-2025-06; Jeff Helms

**NEW BUSINESS**

9. Georgia Capital, LLC (Applicant), Estate of Mary Sue Tibbitts; 230 Summerhill Road, LLC.; Mike J. Pope (Titleholder), and Moore Ingram Johnson & Steele, LLP; J. Kevin Moore (Representative), have applied and seek to annex & zone +/-34.455 acres of property located at the Northwesterly and Southeasterly sides of Summerhill Road, from R-2 & B-2 (Paulding County) to TH-Townhome and C-2 Commercial Medium-Density (City of Dallas) for a residential , one hundred seventy-five (175) unit townhome community and medium-density commercial space for retail and office use. The subject property is located and legally known by Tax Parcel ID No(s):147.1.2.002.0000; 147.1.3.008.0000; 147.1.3.010.0000, in Land Lot(s): 458; 459; 479, 2nd District, 3rd Section, of Paulding County.
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11. Request approval to enter into an Engineering Agreement with Keck & Wood, Inc., for professional engineering and design services for the Dallas Battlefield Trail Phase III Project for a total contract amount of \$391,630.00.
12. Request approval to award and enter a Construction Agreement with HD Excavation and Utilities, LLC., for construction of the Wildwood Utility Replacement Project for a total contract amount of \$367,502.50.
13. Request approval to execute and accept a Quit Claim Deed for Public Right-of-Way of Rich Osborne Road. This will be a public right-of-way transition between Paulding County, Georgia (Grantor) and City of Dallas, Georgia (Grantee).
14. RES 2026-12: Approving the TAN for the City in the amount of up to \$1,000,000 to be paid off December 31, 2026.
15. RES 2026-14: Approving the acceptance of a microgrant and for the purchase of equipment at approximately \$32,000, and approving the Police Department finding of sole-source.

16. First Read: Charter Amendment CA-2026-01; Amendment to the City Charter as a part of the overhaul of the Purchasing and Procurement of the City of Dallas.
17. First Read: ORD 2026-01; Creating Chapter 23 Vacancy/Blight
18. First Read: OA 2026-03; Repeal and replace the purchasing ordinance of the City as part of the purchasing and procurement overhaul.
19. First Read: OA 2026-04; To add alkaline hydrolysis as a separate item from cremation to allow for such in legal non-conforming funeral homes and to define same.

**ADDITIONAL/COMMENTS**

**ADJOURNMENT**