



City Council Regular Meeting

Monday, December 01, 2025

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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.

MINUTES

PUBLIC HEARING

- A. 2nd Hearing: Proposed updates to repeal and replace the Unified Development Code.
Public Hearing closed.
- B. 2nd Hearing: Proposed updates to, and re-adoption of the Zoning Map.
Public Hearing closed.
- C. 2nd Hearing: *Steeden Preferred Properties, LLC* (Applicant/Representative/Titleholder), has applied and seeks to rezone approximately 2.05 acres of property located at *142 Braswell St., Dallas, GA 30132*, from *R-1* (City of Dallas) to *TH* (City of Dallas) for a residential, townhome community. The subject property is located legally known by *Tax Parcel ID No.138.14.004.0000* in Land Lot 304, 2nd District, 3rd Section, of Paulding County.
Public Hearing closed.

CALL TO ORDER

PRESENT

Mayor L. James Kelly
Councilmember Leah Alls
Councilmember Nancy Arnold
Councilmember Christopher Carter
Councilmember James Henson
Councilmember Cooper Cochran
Councilmember Candace Callaway

INVOCATION AND PLEDGE

Darrin Keaton led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

None

MINUTES APPROVAL

1. Motion to adopt Monday, November 10, 2025, Special Called Meeting Minutes.

Motion made by Councilmember Carter, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

Voting Abstaining: Councilmember Ails

CONSENT AGENDA

Motion to approve the following items.

Motion made by Councilmember Henson, Seconded by Councilmember Cochran.

Voting Yea: Councilmember Ails, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

2. 2026 Board & Committee Appointments as presented
3. 2026 Meeting Dates as presented
4. Approve and support the 2025 Invitational Christmas Parade 12/06/2025
5. 2026 Fee Schedule Update

OLD BUSINESS

6. Motion to adopt OA-2025-07; Unified Development Code Cleanup Amendment.

Motion made by Councilmember Ails, Seconded by Councilmember Carter.

Voting Yea: Councilmember Ails, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

7. Motion to adopt ORD 2025-04; Zoning Map re-adopt.

Motion made by Councilmember Henson, Seconded by Councilmember Callaway.

Voting Yea: Councilmember Ails, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

8. Motion to adopt OA-2025-08; Community Development Director discretion authority.

Motion made by Councilmember Henson, Seconded by Councilmember Ails.

Voting Yea: Councilmember Ails, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

9. Motion to adopt OA-2025-09; Planning Commission Ordinance repeal.

Motion made by Councilmember Cochran, Seconded by Councilmember Callaway.

Voting Yea: Councilmember Ails, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

NEW BUSINESS

10. Motion to approve Z-2025-04: *Steeden Preferred Properties, LLC* (Applicant/Representative/Titleholder), has applied and seeks to rezone approximately 2.05 acres of property located at *142 Braswell St., Dallas, GA 30132*, from *R-1* (City of Dallas) to *TH* (City of Dallas) for a residential, townhome community. The subject property is located and legally known by *Tax Parcel ID No.138.1.4.004.0000* in Land Lot *304, 2nd District, 3rd Section*, of Paulding County, with eight stipulations.

Motion made by Councilmember Alls, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

11. Motion to approve RES 2025-19; Sara Babb Lights: Approve Georgia Power Company as a “sole source” vendor for the installation and maintenance of the new ball field lights and authorize the City Manager to sign documents to enter into a lease agreement with Georgia Power for said lighting.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

12. Motion to approve bid award of subject project to the lowest, responsive, responsible bidder; Ohmshiv Construction for a total sum of \$1,358,065.00. If contractual obligations cannot be met by Ohmshiv Construction, request approval to opt to bidder #2; The Corbett Group, for a total sum of \$1,587,640.00.

Motion made by Councilmember Cochran, Seconded by Councilmember Henson.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

13. Motion to approve the purchase (4) Ford Police Interceptors from lowest bidder, Stivers Ford, in the total amount of \$185,676.00, utilizing SPLOST Funds.

Motion made by Councilmember Carter, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

14. First Read: OA-2025-10; Sunday Brunch Bill

ADDITIONAL/COMMENTS

Motion to approve cancellation of lien for 109 Academy Dr.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

Motion to approve cancellation of lien for 121 Academy Dr.

Motion made by Councilmember Callaway, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Arnold, Seconded by Councilmember Carter.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date