PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
January 27, 2026

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: Timothy Estes, Chairman

INVOCATION & PLEDGE: Kevin Bloye, Westridge Church

PRESENT: Tim Estes, Chairman; Keith Dunn, Post I; Sandy Kaecher, Post II; Virginia Galloway, Post III; Dean Schneider, Post IV; Ella Hendrix, County Attorney; Tabitha Pollard, County Manager; Rebecca Merideth, County Clerk

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MINUTES:

1. ***Sandy Kaecher made a motion to approve the January 13, 2026 Work Session Minutes and the January 13, 2026 Board Meeting Minutes were available for review. Seconded by Virginia Galloway.*** Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

2. ***Award the purchase of the VMware License Renewal for a term of 5-years, using State Contract to SHI in the amount of $262,584.00 to be paid in the amount of $52,516.80 per year, funding will be allocated through General Funds:***
   Virginia Galloway made a motion to award the purchase of the VMware License Renewal for a term of 5-years, using State Contract to SHI in the amount of $262,584.00 to be paid in the amount of $52,516.80 per year, funding will be allicated through General Funds. Seconded by Dean Schneider. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Information Technology Department)

3. ***Award Gulledge Road at Creekview Way Road Improvement Project to the lowest reliable bidder, Wilson Construction Management, in the amount of $1,053,024.70. Funds for the project will be allocated from developer contribution and SPLOST. The total Development Contribution for the Gulledge Road at Creekview Way Road project is $191,800. This project is located in Post 4:***
   Dean Schneider made a motion to award Gulledge Road at Creekview Way Road Improvement Project to the lowest reliable bidder, Wilson Construction Management, in the amount of $1,053,024.70. Funds for the project will be allocated from developer contribution and SPLOST. The total Development Contribution for the Gulledge Road at Creekview Way Road project is $191,800. This project is located in Post 4. Seconded by Keith Dunn. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Transportation Department)

4. ***Authorize the Chairman to enter into a Contract with North Georgia Amateur Umpire Association starting January 1, 2026 and ending December 31, 2028. The funding will be covered by General Funds:***
   Keith Dunn made a motion to authorize the Chairman to enter into a Contract with North Georgia Amateur Umpire Association starting January 1, 2026 and ending December 31, 2028. The funding will be covered by General Funds. Seconded by Sandy Kaecher. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Recreation Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

CONSENT AGENDA: Keith Dunn made a motion to approve the following consent agenda items:

5. ***Appoint Will Rakestraw as the Post 4 Appointment to the Planning and Zoning Commission with a term ending December 31, 2026.***

6. ***Staff recommends the Board of Commissioners approve the renewal of the Contract Services Agreement with FL Graphix for the Paulding County Kiosk Program for a period of one year.*** (On file in the Finance Department)

7. ***Accept the dedication of the Easment (Parcel 181.3.3.008.0000) for the new sanitary sewer line from Paulding County IBA. The Easment is located in Post 3.*** (See Attachment "A")

8. ***Adopt Resolution 2026-04 authorizing the submission of Transportation Improvement Program (TIP) Grant Application to the Atlanta Regional Commission for construction funding for the Cedarcrest Road Widening Project, from Harmony Grove Church Road to the Cobb County Line, PA-036B, PI 0013700. This project is located in Post 1 and Post 4.*** (See Attachment "B")

9. ***Appoint Genevieve Cole to the Paulding County Civil Services Board for a four-year term ending December 31, 2029.***

10. ***Adopt the updated pay scales for the Paulding County Sheriff's Office.***

11. ***Adopt the Paulding County Sheriff's Office reclassification for Lieutenant Colonel and Chief Deputy.***

12. ***Approve the new supplement for Sheriff of $40,000.00.***

13. ***Accept the streets listed below for perpetual maintenance by the County:***

Magnolia Pointe/Phase I

Pecan Drive	Sapling Way
Spruce Circle	Willow Lane

Magnolia Pointe/Phase II

Pecan Drive	Sapling Way
Spruce Circle	Willow Lane

Seconded by Dean Schneider. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

OLD BUSINESS:

14. Sandy Kaecher made a motion to remand 2025-25-Z application by NEBO Road Properties, LLC to the Planning and Zoning Commission for consideration under the new Development Regulations. ***2025-25-Z Application by NEBO ROAD PROPERTIES, LLC requesting to rezone approximately 43 acres from A-1 (Agricultural District) to R-1 (Rural Residential District) for the proposed development of 28 lots. Applicant has also requested several variances. Property is located in Land Lots 1231 & 1290; District 2; Section 3; proposed site is located north side of Nebo Road, east of Villa Rica Hwy (SR 61). POST 2:***

RECOMMENDATION: DENIAL (4-2-1).
Staff Recommendations if the Board of Commissioners chooses to approve:
Staff Recommends DENIAL of applicant's proposed variance requests.

1. Owner/Developer agrees access to the development shall be determined during the plan review process.
2. Owner/Developer agrees to construct 5' sidewalks along Nebo Road frontage.
3. Owner/Developer shall be responsible for incorporating horizontal traffic calming practices within the development, if required by PCDOT. 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.
4. Owner/Developer agrees to donate 10 ft. permanent easement along frontage of Nebo Road.

This matter was previously tabled by the Board of Commissioners at the December 9, 2025 Board of Commissioners Meeting.

Seconded by Virginia Galloway. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

NEW BUSINESS:

15. ***Resolution 2026-05 amending Resolution 2026-01 to establish the Qualifying Fee for the office of Solicitor-General of the State Court of Paulding County and authorizing the publication of same:***
    Sandy Kaecher made a motion to adopt Resolution 2026-05 amending Resolution 2026-01 to establish the Qualifying Fee for the office of Solicitor-General of the State Court of Paulding County and authorizing the publication of same. Seconded by Virginia Galloway. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "C")

16. ***Project funding allotment increase in the amount of $50,000.00 for the completion of the FY2025 Bituminous Surface Treatment Project to Northwest Georgia Paving, Inc. The allotment increase will be funded with General Funds. This project is located in Post 2 and Post 4:***
    Sandy Kaecher made a motion to approve a project funding allotment increase in the amount of $50,000.00 for the completion of the FY2025 Bituminous Surface Treatment Project to Northwest Georgia Paving, Inc. The allotment increase will be funded with General Funds. This project is located in Post 2 and Post 4. Seconded by Dean Schneider. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Transportation Department)

17. ***Authorize the Chairman to enter into a Supplemental Agreement with Kimley-Horn & Associates in the amount of $77,000.00 for Professional Engineering Design Services for the New Hope Corridor Improvement Project. Funding will be allotted from SPLOST. Project is located in Post 1 and Post 4:***
    Keith Dunn made a motion to approve to authorize the Chairman to enter into a Supplemental Agreement with Kimley-Horn & Associates in the amount of $77,000.00 for Professional Engineering Design Services for the New Hope Corridor Improvement Project. Funding will be allotted from SPLOST. Project is located in Post 1 and Post 4. Seconded by Dean Schneider. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Transportation Department)

18. ***Change Order 3 to the TUSA Consulting Contract in the amount of $173,800.00 to extend their services through August 31, 2026. Funding will be allotted from SPLOST Funds:***
    Sandy Kaecher made a motion to approve change order 3 to the TUSA Consulting Contract in the amount of $173,800.00 to extend their services through August 31, 2026. Funding will be allotted from SPLOST Funds. Seconded by Keith Dunn. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the E-911 Department)

19. ***Change Order 5 to the Motorola Contract in the amount of $858,463.36 which includes maintenance cost of $470, 680.00 over a 15-year period. Also, includes a Motorola credit to the contract in the amount of $341,415.47 with a net current year increase of $46,367.89. Funding will be allotted from 911 Fees and SLOST Funds:***
    Sandy Kaecher made a motion to approve Change Order 5 to the Motorola Contract in the amount of $858,463.36 which includes maintenance cost of $470, 680.00 over a 15-year period. Also, includes a Motorola credit to the contract in the amount of $341,415.47 with a net current year increase of $46,367.89. Funding will be allotted from 911 Fees and SLOST Funds. Seconded by Keith Dunn. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the E-911 Department)

20. ***Ordinance 2026-01 text amendment to the Unified Development Ordinance to include Title 3: Development Regulations and to Amend the Appendix:***
    Dean Schneider made a motion to adopt Ordinance 2026-01 text amendment to the Unified Development Ordinance to include Title 3: Development Regulations and to Amend the Appendix. Seconded by Keith Dunn. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "D")

21. ***Purchase of granulated activated carbon (GAC) from Calgon Carbon Corporation in the amount of $724,800.00 for the triannual replacement of GAC in the six existing GAC vessels at the Richland Creek Water Treatment Plant. Funding will be allotted from Water and Sewer Funds. This project is located in Post 4:***
Dean Schneider made a motion to approve the purchase of granulated activated carbon (GAC) from Calgon Carbon Corporation in the amount of $724,800.00 for the triannual replacement of GAC in the six existing GAC vessels at the Richland Creek Water Treatment Plant. Funding will be alloted from Water and Sewer Funds. This project is located in Post 4. Seconded by Virginia Galloway. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Water and Sewer Department)

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

EXECUTIVE SESSION: None

ADJOURNMENT;
Virginia Galloway made a motion to adjourn, seconded by Keith Dunn. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

Rebecca Merideth, County Clerk

Timothy B Estes, Chairman