PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
December 09, 2025

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: Timothy Estes, Chairman

INVOCATION: Bryant White, Sweet Home Missionary Baptist Church

PLEDGE: Presentation of Colors by North Paulding High School Army JROTC

PRESENT: Tim Estes, Chairman; Keith Dunn, Post I; Sandy Kaecher, Post II; Virginia Galloway, Post III; Jayson Phillips, County Attorney; Tabitha Pollard, County Manager; Steve Grimsley, Deputy County Clerk

---

MINUTES:

1. ***Virginia Galloway made a motion to adopt the November 11, 2025 Work Session Minutes and the November 11, 2025 Board Meeting Minutes. Seconded by Keith Dunn. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.***

ANNOUNCEMENTS: None

INVITED GUESTS: Catherine Lovett regarding Wing/Walmart Drone Delivery

BID AWARDS:

2. ***Purchase of a new Air and Light Truck Apparatus for Paulding County Fire Rescue in the amount of $598,805.89 from the department's capital outlay FY26 Budget. This purchase will be completed using HGAC Contract #FS12-23 price. Funding will be allocated from SPLOST and Fire Tax:***
   Sandy Kaecher made a motion to authorize the purchase of a new Air and Light Truck Apparatus for Paulding County Fire Rescue in the amount of $598,805.89 from the department's capital outlay FY26 Budget. Seconded by Virginia Galloway. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Finance Department)

3. ***Purchase of a wireless mobile column lift from ARI-Hetra utilizing the Sourcewell Contract in the amount of $57,530.72. Funding will be allocated from the General Fund:***
   Keith Dunn made a motion to approve the purchase of a wireless mobile column lift from ARI-Hetra utilizing the Sourcewell Contract in the amount of $57,530.72. Seconded by Dean Schneider. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Finance Department)

4. ***Purchase of ten (10) lifts from Vehicle Services Groups utilizing GSA Contract in the amount of $138,296.72. Funding will be allocated from the General Fund:***
   Dean Schneider made a motion to approve the purchase of ten (10) lifts from Vehicle Services Groups utilizing GSA Contract in the amount of $138,296.72. Seconded by Keith Dunn. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Finance Department)

5. ***Purchase of tire equipment for the new Fleet Maintenance Building in the amount of $132,355.42 from Mohawk Lifts utilizing the Sourcewell Contract. Funding will be allocated from the General Fund:***
   Virginia Galloway made a motion to approve the purchase of tire equipment for the new Fleet Maintenance Building in the amount of $132,355.42 from Mohawk Lifts utilizing the Sourcewell Contract. Seconded by Sandy Kaecher. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn,

Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Finance Department)

6. ***Purchase of twenty-five (25) in-car camera systems in the amount of $273,500.00 from Motorola for the Sheriff's Office utilizing the Sourcewell Contract. Funding will be allocated from SPLOST:***
Sandy Kaecher made a motion to approve the purchase of twenty-five (25) in-car camera systems in the amount of $273,500.00 from Motorola for the Sheriff's Office utilizing the Sourcewell Contract. Seconded by Dean Schneider. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Finance Department)

7. ***Purchase of 150 body-worn cameras from Motorola Solutions for the Sheriff's Office in the amount of $594,082.00. Funding will be allocated from the General Fund:***
Keith Dunn made a motion to approve the purchase of 150 body-worn cameras from Motorola Solutions for the Sheriff's Office in the amount of $594,082.00. Seconded by Virginia Galloway. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Finance Department)

8. ***Purchase of the Object First Backup Storage with three (3) years of support from SHI in the amount of $55,725.47. Funding will be allocated from the General Fund:***
Virginia Galloway made a motion to approve the purchase of the Object First Backup Storage with three (3) years of support from SHI in the amount of $55,725.47. Seconded by Dean Schneider. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Finance Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS:
Mr. Todd Pownall Re: Requesting the Board to Table Agenda Item #28, or approve with a stipulation of a 200ft non-disturbed buffer.

CONSENT AGENDA: Virginia Galloway made a motion to approve the following consent agenda items:

9. ***Approve the Paulding County Board of Commissioners Policies and Procedures Narcan Administration Protocols.***

10. ***Approve the following streets for perpetual maintenance:***
Meriwether Place/Phase IIA
Cooperton Lane
Meriwether Drive
Redfern Court

Meriwether Place/Phase IIB
Borland Road
Colbury Street
Cottontail Lane
Parkerton Street

11. ***Adopt the proposed application and public hearing dates and times for the Planning Commission, Zoning Board of Appeals, Stream Buffer Development Waiver Review Committee and Development Waiver Review Committee for the 2026 calendar year.***

12. ***Adopt the 2026 Paulding County Transfer Station designated schedule.***

13. ***Declare the following items listed as surplus, and approve their disposal through governmental donation:***

Department	Item Name	Make/Model	Serial Number
Sheriff	Unit 1	2011 Chevrolet Tahoe	1GNLCZE01BR245324
Sheriff	Unit S-112	2005 Ford Expedition	1FMPU16585LA48245
Sheriff	Unit S-125	2006 Ford Explorer	1FMEU72E76UA85573

14. ***Approve the dedication of easement on Tax Parel 174.2.2.007.0000 for the new sanitary sewer line from Hiram Development Partners, LLC and abandonment of the existing easement where sanitary sewer was removed to Hiram Development Partners, LLC. The easement is located in Post 3.*** (See Attachment "A")

15. ***Authorize the Chairman to execute a Utility Easement Agreement allowing for utility installation to service Landshark Investments, LLC Property concurrent with the existing Interparcel Access Easement through a County Stormwater Detention Lot to have access to Boulder View Parkway, located in the Georgian Park subdivision. Location is in Post 2.*** (On file in the County Clerk's Office)

Seconded by Sandy Kaecher. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

OLD BUSINESS: None

NEW BUSINESS:

16. ***Approve and execute the application for the GDOT FY 2026 Local Maintenance and Improvement Grant (LMIG) in the amount of $2,554,386.83 and the required 30% match funds of $766,316.05, which will be allocated from General Funds. The project is located in Posts 1, 2, and 3:***
    Keith Dunn made a motion to authorize the Board to approve and execute the application for the GDOT FY 2026 Local Maintenance and Improvement Grant (LMIG) in the amount of $2,554,386.83 and the required 30% match funds of $766,316.05. Seconded by Sandy Kaecher. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Transportation Department)

17. ***Execute a Letter of Support to GDOT, for a single lane roundabout at the intersection of SR 6 Business, Macland Road and Butler Industrial Drive, PI 0019896. The project is located in Post 1:***
    Keith Dunn made a motion to authorize the Chairman to execute a Letter of Support to GDOT, for a single lane roundabout at the intersection of SR 6 Business, Macland Road and Butler Industrial Drive, PI 0019896. Seconded by Virginia Galloway. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Transportation Department)

18. ***Joint Resolution 2025-44 of the Governing Authorities of Bartow and Paulding Counties in support of exploring the Feasibility of a New Interchange on Interstate 75 North of Third Army Road:***
    Keith Dunn made a motion to adopt and sign Joint Resolution 2025-44 of the Governing Authorities of Bartow and Paulding Counties in support of exploring the Feasibility of a New Interchange on Interstate 75 North of Third Army Road. Seconded by Dean Schneider. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "B")

19. ***Award the renewal of Flow Monitoring Services to ADS Environmental Services in an amount not to exceed $315,732.00 for the period of December 1, 2025 through November 30, 2026 from the Renewal and Extension Fund:***
    Dean Schneider made a motion to award the renewal of Flow Monitoring Services to ADS Environmental Services in an amount not to exceed $315,732.00 for the period of December 1, 2025 through November 30, 2026. Seconded by Sandy Kaecher. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Water System Department)

20. ***Development Agreement with Blue River Development, LLC and Paulding County for developer contribution to the Cadillac Reroute Project on the Gateway North - Phase 1. The project is located in Post 3:***
    Virginia Galloway made a motion to approve the Development Agreement with Blue River Development, LLC and Paulding County for developer contribution to the Cadillac Reroute Project on the Gateway North - Phase 1. Seconded by Dean Schneider. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Water System Department)

21. ***Contract with Brennan Jones Engineering Associates, LLC for engineering support on the Paulding County Jail Gravity Sewer Screen Project in the amount of $70,545.00. Funding will be allocated through the General Fund. The project is located in Post 2:***
Sandy Kaecher made a motion to enter into a Contract with Brennan Jones Engineering Associates, LLC for engineering support on the Paulding County Jail Gravity Sewer Screen Project in the amount of $70,545.00. Seconded by Virginia Galloway. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Water System Department)

22. ***Authorize the Chairman to execute Options to Purchase Right of Way for the Sale of Realty for Parcel 54 – Parcel ID 031.2.4.0.27.0000 in the amount of $60,000.00, Parcel 60 – Parcel ID 031.2.4.044.0000 in the amount of $99,000.00 and Parcel 61 – Parcel ID 031.2.4.006.0000 in the amount of $115,000.00 for the Cedarcrest Road Widening Project; PI 0013700. Funding will be from SPLOST with reimbursement of up to $5,000,000.00 from the Federal Highway Administration. The Project is located in Post 1 and 4:***
Dean Schneider made a motion to authorize the Chairman to execute Options to Purchase Right of Way for the Sale of Realty for Parcel 54 – Parcel ID 031.2.4.0.27.0000 in the amount of $60,000.00, Parcel 60 – Parcel ID 031.2.4.044.0000 in the amount of $99,000.00 and Parcel 61 – Parcel ID 031.2.4.006.0000 in the amount of $115,000.00 for the Cedarcrest Road Widening Project; PI 0013700. Seconded by Keith Dunn. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Transportation Department)

23. ***Resolution 2025-45 asking the State Delegation to approve a Technology Fee for the Magistrate Court:***
Sandy Kaecher made a motion to adopt Resolution 2025-45 asking the State Delegation to approve a Technology Fee for the Magistrate Court. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "C")

24. ***Resolution 2025-46 asking the State Delegation to approve a Technology Fee for the State Court:***
Sandy Kaecher made a motion to adopt Resolution 2025-46 asking the State Delegation to approve a Technology Fee for the State Court. Seconded by Keith Dunn. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "D")

25. ***Ordinance 2025-08 prohibiting the transfer and sale of domestic animals in certain public areas in accordance with the prohibitions of Georgia House Bill 331, effective July 1, 2025:***
Dean Schneider made a motion to adopt Ordinance 2025-08 prohibiting the transfer and sale of domestic animals in certain public areas in accordance with the prohibitions of Georgia House Bill 331, effective July 1, 2025. Seconded by Virginia Galloway. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "E")

26. ***Resolution 2025-47 confirming Executive Session for the purpose of Real Estate:***
Dean Schneider made a motion to adopt Resolution 2025-47 confirming Executive Session for the purpose of Real Estate. Seconded by Virginia Galloway. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "F")

PAULDING COUNTY PLANNING COMMISSION MEETING
PLANNING COMMISSION RECOMMENDATIONS
November 18, 2025
December 9, 2025 (BOC)

27. ***Sandy Kaecher made a motion to table to the January 27, 2026 Board Meeting, 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.

Seconded by Virginia Galloway. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

ORDINANCE 2025-07

28. ***Sandy Kaecher made a motion to adopt Ordinance 2025-07 Text Amendment to the Unified Development Ordinance, Title 2, Zoning, Chapter 220-40, Section 220-40.02 "Boundaries" with an added amendment stating there be a "200-foot undisturbed buffer on the property that backs up to the Pownall Property."*** (See Attachment "G")

RECOMMENDATION: DENIAL (4-2-1).

Seconded by Dean Schneider. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:
Larry Smith spoke to the Commissioners regarding Neighborhood Street Signs.

EXECUTIVE SESSION: None

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

Steven R. Grimsley, Deputy County Clerk

Timothy B Estes, Chairman