PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
March 10, 2026

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: Timothy Estes, Chairman

INVOCATION: Reverend Johnny McBurrows with Shiloh Missionary Baptist Church

PLEDGE: Presentation of Colors by East Paulding High School JROTC

PRESENT: Tim Estes, Chairman; Keith Dunn, Post I; Virginia Galloway, Post III; Dean Schneider, Post IV; Jayson Phillips, County Attorney; Tabitha Pollard, County Manager; Rebecca Merideth, County Clerk

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MINUTES:

1. ***Virginia Galloway made a motion to adopt the February 24, 2026 Work Session Minutes and the February 24, 2026 Board Meeting Minutes. Seconded by Keith Dunn.***
Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider.

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

2. ***Award the Winndale Road Trailhead Project (PR-IMP (843)(1)(3)) to the lowest reliable bidder, Legacy Design and Development, LLC in the amount of $458,008.36. Funds for the project will be allocated from the Parks and Recreation SPLOST Program. This project is located in Post 1:***
Keith Dunn made a motion to award the Winndale Road Trailhead Project (PR-IMP (843)(1)(3)) to the lowest reliable bidder, Legacy Design and Development, LLC in the amount of $458,008.36. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Parks and Recreation Department)

3. ***Award the FY 2026 Countywide Mowing & Shoulder Maintenance Project to the lowest reliable bidder, AAA Landscape Management, in the amount of $1,064,620.00. The Contract provides multiple cycles for mowing, trimming, and litter pick up on 520 miles of County Roads and 21 miles of four lane State Highways. If approved, funding for this project will be provided through General Funds. Project is located in all Posts:***
Keith Dunn made a motion to award the FY 2026 Countywide Mowing & Shoulder Maintenance Project to the lowest reliable bidder, AAA Landscape Management, in the amount of $1,064,620.00. The Contract provides multiple cycles for mowing, trimming, and litter pick up on 520 miles of County Roads and 21 miles of four lane State Highways. Seconded by Dean Schneider. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Transportation Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

CONSENT AGENDA: ***Dean Schneider made motion to approve the following consent agenda items:***

4. ***Accept the following streets for perpetual maintenance by the County:***

Palisades/Phase 2A	**Naturewalk at Seven Hills/Unit 3, Ph 6B**
Berwick Crossing	Azalea Crossing
Ivy Chase Loop	Magnolia Court
	Jenkins Court

Palisades/Phase 2B
Highgrove Circle
Highgrove Way
Jenkins Court
Milton Court

5. ***Authorize the Chairman to enter into a Development Agreement with Century Communities of Georgia, LLC for the Hawthorne Reserve Subdivision, to provide Paulding County a contribution of $650.00 per lot for 120 lots, which equates to $78,000.00. This project is located in Post 1.*** (On file in the Transportation Department)

6. ***Approve the amended Community Development 2026 Building Permit Fee Schedule to include Electrical, Mechanical and Plumbing Fee Schedules to be effective on March 11, 2026.***

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

OLD BUSINESS: None

NEW BUSINESS:

7. ***Change Order to reallocate the amount of $232,400.00 for additional engineering/design and construction administration with Croy Engineering for Phase 2 of the Richland Creek Park Project. This project is located in Post 4:***
Dean Schneider made a motion to approve the Chairman to authorize a Change Order to reallocate the amount of $232,400.00 for additional engineering/design and construction administration with Croy Engineering for Phase 2 of the Richland Creek Park Project. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Parks and Recreation Department)

8. ***Contract with GeoHydro Engineers for testing services as part of the Richland Creek Park Construction Project in the amount of $60,796.00. Funding for this project will be allocated from SPLOST. This project is located in Post 4:***
Dean Schneider made a motion to authorize the Chairman to enter into a Contract with GeoHydro Engineers for testing services as part of the Richland Creek Park Construction Project in the amount of $60,796.00. Seconded by Keith Dunn. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Parks and Recreation Department)

9. ***Intergovernmental Agreement with Paulding County Hospital Authority supporting the 2026 B Revenue Tax Certificates in an amount not to exceed $220,000,000.00 for Paulding Wellstar Expansion including the expansion and renovation of the existing hospital, build a new clinical and bed tower, and add 45 short-stay general inpatient hospital beds:***
Virginia Galloway made a motion to approve the Intergovernmental Agreement with Paulding County Hospital Authority supporting the 2026 B Revenue Tax Certificates in an amount not to exceed $220,000,000.00 for Paulding Wellstar Expansion including the expansion and renovation of the existing hospital, build a new clinical and bed tower, and add 45 short-stay general inpatient hospital beds. Seconded by Keith Dunn. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider. (Attachment "A")

10. ***Resolution 2026-09 the TEFRA Resolution allowing Paulding County Hospital Authority to issue Revenue Anticipation Certificates to finance one or more series in an aggregate principal amount not to exceed $220,000,000.00 for Paulding Wellstar Expansion including the expansion and renovation of the existing hospital, build a new clinical and bed tower, and add 45 short-stay general inpatient hospital beds:***
Virginia Galloway made a motion to adopt Resolution 2026-09 the TEFRA Resolution allowing Paulding County Hospital Authority to issue Revenue Anticipation Certificates to finance one or more series in an aggregate principal amount not to exceed $220,000,000.00 for Paulding Wellstar Expansion including the expansion and renovation of the existing hospital, build a new clinical and bed tower, and add 45 short-stay general inpatient hospital beds. Seconded by Keith Dunn. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider. (Attachment "B")

11. ***Memorandum of Understanding with the University of Georgia (UGA) to allow for Cooperative Extension Services:***
Dean Schneider made a motion to approve the Memorandum of Understanding with the University of Georgia (UGA) to allow for Cooperative Extension Services. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider. (Attachment "C")

12. ***Resolution 2026-10 a Resolution and Order authorizing Condemnation of a tract of land for the Corridor Improvements along Hwy 101 from Crossroads Church Road to Golden South Parkway comprised of 0.648 acres of Right of Way, 0.067 acres of Temporary Easement, being Project Parcel No. 13, Tax Parcel No. 124.3.3.019.0000, 19th District, 3rd Section of Paulding County, Georgia by the Declaration of Taking Method pursuant to the provisions of O.C.G.A. 32-3-4, et seq.:***
Keith Dunn made a motion to adopt Resolution 2026-10 a Resolution and Order authorizing Condemnation of a tract of land for the Corridor Improvements along Hwy 101 from Crossroads Church Road to Golden South Parkway comprised of 0.648 acres of Right of Way, 0.067 acres of Temporary Easement, being Project Parcel No. 13, Tax Parcel No. 124.3.3.019.0000, 19th District, 3rd Section of Paulding County, Georgia by the Declaration of Taking Method pursuant to the provisions of O.C.G.A. 32-3-4, et seq. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider. (Attachment "D")

13. ***Agreement with Alfred Benesch & Company to complete a Value Engineering Study for the Cedarcrest Road Widening Project, from Harmony Grove Church Road to the Cobb County Line, PI 0013700 in the amount of $74,083.48. Funding for this project will be allocated from SPLOST. This project is located in Post 1 and Post 4:***
Dean Schneider made a motion to authorize the Chairman to execute an Agreement with Alfred Benesch & Company to complete a Value Engineering Study for the Cedarcrest Road Widening Project, from Harmony Grove Church Road to the Cobb County Line, PI 0013700 in the amount of $74,083.48. Seconded by Keith Dunn. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Transportation Department)

14. ***Resolution 2026-11 A Resolution and Order Authorization condemnation of a tract of land for the Due West at State Route 92 Intersection Improvement Project comprised of 0.108 acres of Permanent Easement, being Project Parcel No. 13A, Tax Parcel No. 079.3.3.009.0000 (the portion in land lot 1116 only), 3rd District, 3rd Section of Paulding County, Georgia by the Declaration of Taking Method pursuant to the provisions of O.C.G.A. 32-3-4, et seq.:***
Keith Dunn made a motion to adopt Resolution 2026-11 A Resolution and Order Authorization condemnation of a tract of land for the Due West at State Route 92 Intersection Improvement Project comprised of 0.108 acres of Permanent Easement, being Project Parcel No. 13A, Tax Parcel No. 079.3.3.009.0000 (the portion in land lot 1116 only), 3rd District, 3rd Section of Paulding County, Georgia by the Declaration of Taking Method pursuant to the provisions of O.C.G.A. 32-3-4, et seq. Seconded by Dean Schneider. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider. (Attachment "E")

15. ***Contract not to exceed $48,679.00 with AtkinsRealis, Inc. for Design and Bidding Subconsultant Services for Water and Sewer Utility Relocations for the Gulledge Road Roundabout at Colbert Road Project. This purchase is funded through the Renewal and Extension Fund. This project is located in Post 4:***
Dean Schneider made a motion to approve a Contract not to exceed $48,679.00 with AtkinsRealis, Inc. for Design and Bidding Subconsultant Services for Water and Sewer Utility Relocations for the Gulledge Road Roundabout at Colbert Road Project. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Water & Sewer Department)

16. ***Contract not to exceed $91,988.00 with AtkinsRealis, USA, Inc. for Design and Bidding Subconsultant Services for Water and Sewer Utility Relocations for the Dabbs Bridge Road and Harmony Grove Church Road Intersection Project. This purchase is funded through the Renewal and Extension Fund. This project is located in Post 4:***
Dean Schneider made a motion to approve a Contract not to exceed $91,988.00 with AtkinsRealis, USA, Inc. for Design and Bidding Subconsultant Services for Water and Sewer Utility Relocations for the Dabbs Bridge Road and Harmony Grove Church Road Intersection

Project. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Water & Sewer Department)

17. ***Purchase of 62 Medical Sensors in the amount of $610,000.00. The price includes the sensor, gateway, installation as well as 5 years of maintenance. Funding for this purchase will be allocated from. Funding for this purchase will be allocated from Opioid Funds:*** Keith Dunn made a motion to authorize the purchase of 62 Medical Sensors in the amount of $610,000.00. The price includes the sensor, gateway, installation as well as 5 years of maintenance. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider. (On file at the Sheriff's Office)

PAULDING COUNTY PLANNING COMMISSION MEETING
PLANNING COMMISSION RECOMMENDATIONS
February 24, 2026
March 10, 2026 (BOC)

18. 2026-01-SPSA: Virginia Galloway made a motion to dismiss without prejudice application by **STANTON PORTER** requesting to remove rezoning stipulation #7 of rezoning application **2023-12-Z** where the Owner/Developer agreed to no Coin Operated Amusement Machines (COAMs) at the proposed convenience store with gas pumps and retail commercial space. The property is 3.97 acres and zoned B-2 (Highway Business District). Property is located in Land Lots 969 & 976; District 2; Section 3; northeast corner of Hiram-Douglasville Highway (SR 92) and Morningside Drive. POST 3. Seconded by Dean Schneider. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider.

Jayson Phillips, County Attorney stated it is a requirement the applicant is present at the meeting.

No one was present on behalf of this application

Mr. Phillips stated the Board has two options. 1.) Table/Continue to the next Board of Commissioners Meeting, or 2.) Dismiss the application without prejudice.

RECOMMENDATION BY PLANNING COMMISSION: APPROVAL (6-0-1)

1. Owner / Developer agrees to post 21+ age restricted & no loitering signage.
2. Owner / Developer agrees to the hours of operation from 6AM – 11PM.

19. 2026-02-Z: Virginia Galloway made a motion to approve application by **BLAKE & ISABELLA CAIRNES** requesting to rezone 10.6 acres from R-2 (Suburban Residential District) to A-1 (Agricultural District) for the purpose of farmland and to build a barn for horses. Property is located in Land Lots 970 & 971; District 19; Section 3; west side of McGarity Road; along the north and south sides of Wilson Road. POST 2. Seconded by Keith Dunn. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider.

RECOMMENDATION BY PLANNING COMMISSION: APPROVAL (5-0-2)

20. ***Keith Dunn made a motion to adopt the By-Laws of The Paulding County Planning Commission, Paulding County Georgia. (March 10, 2026). Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post III Virginia Galloway, Post IV Dean Schneider.***

RECOMMENDATION BY PLANNING COMMISSION: APPROVAL (6-0-1)

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

Chairman Estes asked the Commissioners if they had any comments or announcements.

Commissioner Dunn asked everyone to keep Commissioner Kaecher in their thoughts and prayers.

Commissioner Schneider reminded everyone to get out and vote today.

EXECUTIVE SESSION: None

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

Rebecca Merideth

Rebecca Merideth, County Clerk

Timothy B. Estes

Timothy B Estes, Chairman