PAULDING COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES
September 22, 2026

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: Timothy Estes, Chairman

INVOCATION & PLEDGE: Chris Robinson with Planning and Zoning

PRESENT: Tim Estes, Chairman, Keith Dunn, Post I; Sandy Kaecher, Post II (Via Phone); Virginia Galloway, Post III; Dean Schneider, Post IV; Glenn Richardson, County Attorney; Tabitha Pollard, County Manager; Rebecca Merideth, County Clerk.

MINUTES:

1. ***The September 8, 2026 Work Session Minutes and the September 8, 2026 Board Meeting Minutes were available for review.***

ANNOUNCEMENTS:
Team Paulding video, Employee of the Month Sam Kirk, with the Sheriff's Office aired for the Commissioners and the audience.

INVITED GUESTS: None

BID AWARDS:

2. ***Agreement with MAXAIR Mechanical in the amount of $252,579.00 for the HVAC unit replacement of RTU 3 and RTU 5 at the Administration Building. Funding for this purchase will be allocated from General Funds:***
Discussed action to authorize the Chairman to sign the Agreement with MAXAIR Mechanical in the amount of $252,579.00 for the HVAC unit replacement of RTU 3 and RTU 5 at the Administration Building. Funding for this purchase will be allocated from General Funds. Jeremiah Fields, Property Management Director stated this is for two roof top units and includes all materials and crane rental. The units are at the end of life and need to be replaced, and it is more cost effective to do two at the same time. Once the PO is issued it will be about 10 weeks to complete the replacement.

   Commissioner Dunn asked if the units have the automated building control modules required to tie into the existing automated building controls. He further asked if the crane was included and asked about after hours installation.

   Mr. Fields stated they will tie into the existing automated building controls; the crane is included and there will be some after hours and some during the day.

   Commissioner Galloway asked how long would the building be without air/heat while the units are being replaced.

   Mr. Fields stated that the county has bought four (4) portable dual-purpose AC / Heat units and will have them staged in the areas.

3. ***Purchase of the required equipment package for the new aerial apparatus scheduled for delivery to Paulding County Fire Rescue in the amount of $93,016.48. This equipment is necessary to fully outfit the apparatus for operational service and to ensure the unit meets applicable ISO and GFSTC requirements for an aerial apparatus. Funding for this purchase will be allocated from SPLOST funds:***
Discussed action to authorize the purchase of the required equipment package for the new aerial apparatus scheduled for delivery to Paulding County Fire Rescue in the amount of $93,016.48.

This equipment is necessary to fully outfit the apparatus for operational service and to ensure the unit meets applicable ISO and GFSTC requirements for an aerial apparatus. Funding for this purchase will be allocated from SPLOST funds. Assistant Chief Maple stated this is for everything from the hoses to the chainsaws and this is the final touch that makes it a fire truck. The purchase is through Sourcewell, so it has already been through a government competitive contract and Williams fire apparatus, who sold us this aerial, will also be installing it. It will come in and as you know every piece will have to be bolted and latched, so it comes with professional mounting. With the $2.5 million that was originally allocated in the approved budget, we are still saving $461,000.00.

Commissioner Galloway asked about shipping cost for loose equipment products, will those be added?

Assistant Chief Maple stated we had some budgetary leeway with Williams fire apparatus and so it is all included.

Commissioner Schneider asked how long will it take and when will we be receiving it?

Assistant Chief Maple stated there's a lot of different items coming from different vendors to one location. Once it is purchased it will be about two weeks.

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

CONSENT AGENDA: Chairman Estes read the following consent agenda items:

4. ***Accept the dedication of a sanitary sewer extension and easement for the new eight (8) inch sanitary sewer line from Ponderosa Properties, LLC. Located in Post 3.***

5. ***Confirm the 2027 Paulding County Board of Commissioners' designated holiday schedule.***

6. ***Approve the recommendation for the Board of Commissioners to approve the Second Amendment to the Pinehill Investment, Ltd and Abney Austin Investments, LP Development Agreement for an eighteen (18) month time extension. This project is located in Post 4.***

7. ***Resolution 2026-41 reappointing Johnny McBurrows to the Board of Assessors with a term of January 1, 2027 through December 31, 2029.***

8. ***Resolution 2026-42 reappointing Lydia Rollins to the Board of Assessors with a term of January 1, 2027 through December 31, 2029.***

OLD BUSINESS: None

NEW BUSINESS:

9. ***Public Hearing for the Edward Byrne Memorial Justice Assistance (JAG) Grant.***
Chairman Estes called on Sheriff Ashley Henson to speak on the Edward Byrne Memorial Justice Assistance Grant.

Sheriff Ashley Henson gave a presentation on the Grant for the Commissioners and the audience. Sheriff Henson stated they are asking to use these funds for two (2) items. These are high dollar items. The first is a new speed trailer. The current speed trailer was bought in 2006, and is at end of life, the new one is nicer and we have the ability to put messaging on the sign. The second item is a device that identifies narcotics, these devices can identify any substance, by using a Lazer it can scan through the packaging and identify every type of substance in that package. This feature helps with safety for our deputies, keeping them from having to open packages or handle any substances.

Chairman Estes opened the Public Hearing. After hearing no comments from the citizens, he closed the Public Hearing.

10. ***Change Order #1, Magnum Contracting LLC, in the amount of $501,579.00 for the remediation of unsuitable soils and addition of the emergency access drive for the Richland Creek Park Construction Project. Funds will be allocated from SPLOST. This project is located in Post 4:***

Discussed action to approve Change Order #1, Magnum Contracting LLC, in the amount of $501,579.00 for the remediation of unsuitable soils and addition of the emergency access drive for the Richland Creek Park Construction Project. Funds will be allocated from SPLOST. This project is located in Post 4. Michael Huffstetler, Parks and Recreation Director stated the change order is for two things, one is to mediate unsuitable soils that were found during some geohydrologic studies along the drive in and the second is to go ahead and extend and complete the emergency and maintenance road. The first part is being constructed right now but this is going to extend it up to the parking lot for any emergency use that we need, and we think it will also serve some operational purposes as well.

Commissioner Dunn asked if this was an expansion of the scope of work, the original project that was bid out? This is in an addition to, correct? Also, the unsuitable, those are qualified by a third party. Is that correct?

Mr. Huffstetler stated it is in addition to the initial work that was bid out. It was initially part of phase two, with all the construction going on and all the trucks that will be in the park that's why we want to go ahead and do it now. This helps with full access for any emergencies or anything that we need over the winter. The unsuitable soil tests are through Geo-Hydro.

11. ***Resolution 2026-39 authorizing condemnation of a tract of land for the Cedarcrest Road Widening Project, PI 0013700 comprised of 0.047 acres of real property for fee simple right of way, 0.022 acres of permanent construction easement, and 0.002 acres of Driveway Easement, Project Parcel 18, Tax Parcel No.031.4.3.040.0000, District 3, Section 3, of Paulding County Georgia by the Declaration of Taking Method pursuant to the provisions of O.C.G.A §32-3-4. This project is located in Post 1 and Post 4:***
Discussed action to adopt Resolution 2026-39 authorizing condemnation of a tract of land for the Cedarcrest Road Widening Project, PI 0013700 comprised of 0.047 acres of real property for fee simple right of way, 0.022 acres of permanent construction easement, and 0.002 acres of Driveway Easement, Project Parcel 18, Tax Parcel No.031.4.3.040.0000, District 3, Section 3, of Paulding County Georgia by the Declaration of Taking Method pursuant to the provisions of O.C.G.A §32-3-4. This project is located in Post 1 and Post 4. Erica Parish, Transportation Director stated parcel 18 is a parcel that has not been acquired and negotiations have been unsuccessful and they have hired an attorney. We have tried to negotiate with the attorney and have conversations, but at this point they have not been productive. To ensure the project deadlines are met, we are requesting the Board of Commissioners authorize condemnation proceedings for parcel 18 in the event negotiations remain unsuccessful. We will still try to negotiate with that property owner and attorney because we would hope to be able to get that worked out prior to going to court.

12. ***Resolution 2026-40 authorizing condemnation of a tract of land for the Cedarcrest Road Widening Project, PI 0013700 comprised of 0.218 acres of real property for fee simple right of way, Project Parcel 25, Tax Parcel No.031.4.3.039.0000, District 3, Section 3, of Paulding County Georgia by the Declaration of Taking Method pursuant to the provisions of O.C.G.A §32-3-4. This project is located in Post 1 and Post 4:***
Discussed action to adopt Resolution 2026-40 authorizing condemnation of a tract of land for the Cedarcrest Road Widening Project, PI 0013700 comprised of 0.218 acres of real property for fee simple right of way, Project Parcel 25, Tax Parcel No.031.4.3.039.0000, District 3, Section 3, of Paulding County Georgia by the Declaration of Taking Method pursuant to the provisions of O.C.G.A §32-3-4. This project is located in Post 1 and Post 4. Erica Parish, Transportation Director stated the county is in the process of some form of negotiations with 29 of the parcels for this project. Parcel 25 is one of the properties that we are still in negotiation phase with. However, to date we have been unsuccessful in those negotiations. We have had multiple conversations with the property owner regarding their values and have been unable to come to a compromise on their evaluation and what the county feels is fair market value for the property. To ensure that the deadline for this project is met the department is requesting the Board of Commissioners authorize condemnation proceedings for parcel 25 in the event negotiations remain unsuccessful. We will still try to negotiate with that property owner because we would hope to be able to get that worked out prior to going to court.

13. ***Purchase of Kubota membranes through Pump & Process Equipment, Inc. on Quotation Number 26-5067G in the amount of $222,312.00, for the replacement of existing membranes at the Pumpkinvine Water Reclamation Facility. This purchase is funded through the Renewal and Extension Fund and is located in Post 4:***

Discussed action to purchase Kubota membranes through Pump & Process Equipment, Inc. on Quotation Number 26-5067G in the amount of $222,312.00, for the replacement of existing membranes at the Pumpkinvine Water Reclamation Facility. This purchase is funded through the Renewal and Extension Fund and is located in Post 4. Ray Wooten, Water and Sewer Director stated the county uses multiple plants that use MBR Technology to treat wastewater using the Kubota flat plate membrane technology. This purchase is for 600 membranes and associated components to replace a portion of membranes in Pumpkinvine Plant 1 and a purchase of 600 membranes and associated components to replace a portion of the membranes in Pumpkinvine Plant 2. These membranes were subjected to stress due to the construction at the facility and, have begun to exhibit failure resulting in increased total of suspended solids in the treated effluent. To continue permit compliance the membranes need to be replaced.

14. ***Renewal of the AVEVA FLEX 3-year Subscription Contract, totaling $108,450.00 for 3-year term from the Renewal and Extension Fund:***
Discussed action to approve the renewal of the AVEVA FLEX 3-year Subscription Contract, totaling $108,450.00 for 3-year term from the Renewal and Extension Fund. Ray Wooten, Water and Sewer Director stated the Coppermine Water Reclamation Facility (WRF) MBR expansion project was recently completed. Part of that project was replacing our plant control equipment, and our logic controllers which required updated SCADA software so that we can protect and control our system. The AVEVA FLEX software was purchased with a three-year subscription service which included all updates services and support for server platform and supervisory client historian communication drivers', development studio and thin wall and windows. The software allows our treatment plant operators to have control over everything at the plant. Now that we have completed that three-years we need to have AVEVA to be renewed for another three-years.

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:
John Fortmeyer spoke to the Board of Commissioners on his opposition to Data Centers and asked for the moratorium to be permanent.

Sandy Fortmeyer spoke to the Board of Commissioners on her opposition to Data Centers and asked for a permanent moratorium on data centers in Paulding County.

Steve Cochran did not attend the meeting.

Shannon Utz spoke to the Board of Commissioners regarding responsible growth and public trust in Paulding County.

Bob Sirignano spoke to the Commissioners regarding his opposition to a Data Center at Tidwell Farms and his concern with forever chemicals. He asked the Chairman to look at the information that he sent him.

Mary Hernandez spoke to the Board of Commissioners regarding her opposition to Data Centers and asked questions regarding the impact of data centers.

David Brinkley did not attend the meeting.

Renee Bates spoke to the Board of Commissioners regarding Data Center Concerns.

Michelle Wolven spoke to the Board of Commissioners regarding her opposition to Data Centers and concerns regarding Lawsuits in Georgia.

Todd Pownall spoke to the Board of Commissioners regarding his opposition to Data Centers and Doing what's Right.

EXECUTIVE SESSION: None

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