PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
June 09, 2026

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: Timothy Estes, Chairman

INVOCATION & PLEDGE: Ron Wallace, Pastor, Marietta Vineyard Church

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

MINUTES:

1. ***Sandy Kaecher made a motion adopt the May 12, 2026 Work Session Minutes, the May 12, 2026 Board Meeting Minutes and the May 26, 2026 Work Session Minutes.*** Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

INVITED GUESTS: None

BID AWARDS:

2. ***FY 2026 Paulding County Right of Way Vertical Mowing Contract II to the lowest reliable bidder, AAA Landscape Management in the amount of $100,555.00. Funding for this project will be allocated from General Funds. Project locations are in Post 1 and Post 3:***
Keith Dunn made a motion to award the FY 2026 Paulding County Right of Way Vertical Mowing Contract II to the lowest reliable bidder, AAA Landscape Management in the amount of $100,555.00. Funding for this project will be allocated from General Funds. Project locations are in Post 1 and Post 3. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Department of Transportation)

3. ***FY 2026 Asphalt Project Contract II to the lowest reliable bidder, Blount Construction Company, Inc., in the amount of $3,148,675.52. Funding for this project will be allocated from the GDOT LRA Grant in the amount of $2,780,033.03, and General Funds in the amount of $368,642.49. Roads scheduled in the contract are located in Post 2 and Post 3:***
Virginia Galloway made a motion to award the FY 2026 Asphalt Project Contract II to the lowest reliable bidder, Blount Construction Company, Inc., in the amount of $3,148,675.52. Funding for this project will be allocated from the GDOT LRA Grant in the amount of $2,780,033.03, and General Funds in the amount of $368,642.49. Roads scheduled in the contract are located in Post 2 and Post 3. Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Department of Transportation)

4. ***Agreement with Gordian and Joc Construction, LLC, for the construction of a canopy at 210 Paulding Lane in the amount of $260,467.88. The funding will be allocated from SPLOST Funds:***
Sandy Kaecher made a motion to authorize the Chairman to enter into an Agreement with Gordian and Joc Construction, LLC, for the construction of a canopy at 210 Paulding Lane in the amount of $260,467.88. The funding will be allocated from SPLOST Funds. Seconded by Keith Dunn. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Parks & Recreation Department)

5. ***AMI Water Meter Replacement Contract for construction services to RTS Water Solutions, LLC, subsidiary of Envocore in an amount not to exceed $1,132,649.14 from the Renewal and Extension Fund. This is located in all Posts:***

Dean Schneider made a motion to award the AMI Water Meter Replacement Contract for construction services to RTS Water Solutions, LLC, subsidiary of Envocore in an amount not to exceed $1,132,649.14 from the Renewal and Extension Fund. This is located in all Posts. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Water Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS:
Marian Coulter spoke regarding zoning matter 2026-06-Z. She stated she is not against the restaurant, but is concerned about traffic issues.

Pete Guy, Jr. spoke regarding zoning issue 2026-06-Z. He spoke in favor of the restaurant.

Bruce Bishop spoke regarding zoning issue 2026-06-Z. He stated he is not against the restaurant, but is against the location. He said it is too close to homes and would create too much noise.

Flynt Bailey spoke regarding Parcel 68 and asked where is the parcel located. He believes the county should be widening the section to Hwy 92.

Jayson Phillips, County Attorney stated it is part of the Widening Project from Harmony Grove Church Road to the Cobb County line.

Joanne Bollington spoke regarding zoning issue 2026-06-Z. She is concerned about noise and wants stipulations to control it.

Dawn Williams spoke regarding zoning issue 2026-06-Z. She stated she is in favor of the restaurant. She stated a lot of assumptions are being made. She further stated outside noise was only on Friday and Saturday nights. Sunday through Thursday nights were quiet.

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

6. ***Approve the decommissioning of the old UHF Radio System and the disposal of the components by auction and/or potential donation to the Amateur Radio Emergency Services (ARES).***

7. ***Approve the transfer of ownership and custody of thirty-three (33) Reveal body-worn cameras, together with the associated charging and docking stations, monitors, and related hardware, to the Paulding County School District Police Department.***

8. ***Accept the street listed for perpetual maintenance by the County.***

   Palisades / Phase 1B
   Berwick Way

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

OLD BUSINESS: None

NEW BUSINESS:

9. ***Purchase Right of Way for the sale of Realty for Parcel 68 - Parcel ID 031.2.2.019.0000, in the amount of $128,200.00, Cedarcrest Road Widening Project; PI 0013700. Funding will be allocated from SPLOST with reimbursement of up to $5,000,000.00 from the Federal Highway Administration. The Project is located in Post 1 and Post 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 68 - Parcel ID 031.2.2.019.0000, in the amount of $128,200.00, Cedarcrest Road Widening Project; PI 0013700. Funding will be allocated from SPLOST with reimbursement of up to $5,000,000.00 from the Federal Highway Administration. The Project is located in Post 1 and Post 4. Seconded by Keith Dunn. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (Attachment "A")

10. ***Firefighters (AFG) Grant Application for Funding Opportunity Number DHS-24-GPD-044-00-98 on behalf of the Board of Commissioners and Paulding County Fire Rescue for the***

purchase of a High-Capacity Tanker Truck. The Grant funded amount is $500,000.00, with a local match of $74,950.00, for a total amount of $574,950.00:
Keith Dunn to authorize the Assistance to Firefighters (AFG) Grant Application for Funding Opportunity Number DHS-24-GPD-044-00-98 on behalf of the Board of Commissioners and Paulding County Fire Rescue for the purchase of a High-Capacity Tanker Truck. The Grant funded amount is $500,000.00, with a local match of $74,950.00, for a total amount of $574,950.00. Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Finance Department)

11. ***Purchase of fitness equipment, and the installation of the same, at White Oak Park, from Superior Recreational Products, under the Sourcewell Contract, in the amount of $115,860.30:***
Keith Dunn made a motion to authorize the Chairman to approve the purchase of fitness equipment, and the installation of the same, at White Oak Park, from Superior Recreational Products, under the Sourcewell Contract, in the amount of $115,860.30. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Parks and Recreation Department)

12. ***Tri-Party Agreement with First Center, Inc., and D.R. Horton, Inc., exchanging 12.2 acres of Mt. Tabor Park, north of the Riverwood Access Easement via restricted deed for Tax Parcel 106.2.1.044.0000, the performance of certain park improvements by First Center, and the contribution of $175,000.00 by D.R. Horton for Park Pavilion Improvements:***
Keith Dunn made a motion to authorize the County to enter into the Tri-Party Agreement with First Center, Inc., and D.R. Horton, Inc., exchanging 12.2 acres of Mt. Tabor Park, north of and including the Riverwood Access Easement area via restricted deed and valued at $40,000, for Tax Parcel 106.2.1.044.0000, consisting of 2 acres, appraised at $102,400, for the performance of certain park improvements by First Center, and the contribution of $175,000.00 by D.R. Horton to the County for Park Pavilion Improvements. Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (Attachment "B")

13. ***Purchase of 12,000 AMI Water Meters and Transmitters Equipment to Kendall Supply in an amount not to exceed $4,200,000.00 from the Renewal and Extension Fund. This is in all Posts:***
Dean Schneider made a motion to approve the purchase of 12,000 AMI Water Meters and Transmitters Equipment to Kendall Supply in an amount not to exceed $4,200,000.00 from the Renewal and Extension Fund. This is in all Posts. Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Water Department)

14. ***Development Agreement with Traton Homes, LLC for a Developer contribution of $373,455.00 for the necessary pump station improvements at the Mallard Glen Pump Station which will service the Parkstone Development. This is located in Post 3:***
There was no action taken on this item.

15. ***Jail HVAC Supervisory Control System Transition Project to Max Air in the amount of $123,863.00:***
Keith Dunn made a motion to approve the Jail HVAC Supervisory Control System Transition Project to Max Air in the amount of $123,863.00. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Finance Department)

16. ***Emergency purchase of material to replace pipework damaged by a failed 42-inch fitting at the River Intake Pump Station feeding the Richland Creek Reservoir costing approximately $112,559.90 from Consolidated Pipe & Supply Company. This purchase is funded through the Renewal and Extension Fund. This is located in Post 4:***
Dean Schneider made a motion to approve the emergency purchase of material to replace pipework damaged by a failed 42-inch fitting at the River Intake Pump Station feeding the Richland Creek Reservoir costing approximately $112,559.90 from Consolidated Pipe & Supply Company. This purchase is funded through the Renewal and Extension Fund. This is located in Post 4. Seconded by Keith Dunn. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Water Department)

17. ***Emergency contract for all work associated with the failure of a 42-inch wye at the Richland Creek River Intake Pump Station at a cost not to exceed $80,000.00 with Ruby Collins. This purchase is funded through the Renewal and Extension Fund. This is in Post 4:***
Dean Schneider made a motion to approve the emergency contract for all work associated with the failure of a 42-inch wye at the Richland Creek River Intake Pump Station at a cost not to exceed $80,000.00 with Ruby Collins. This purchase is funded through the Renewal and Extension Fund. This is in Post 4. Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Water Department)

18. ***Appoint the following to the Joint Development Authority to a 3-year term beginning June 9, 2026 and ending December 31, 2028:***

Alex Almodovar, President & CEO Paulding EDO & IBA
Dan Nolan, IBA Chairman
Doug Shaw, EDO Chairman

Sandy Kaecher made a motion to approve the following to the Joint Development Authority to a 3-year term beginning June 9, 2026 and ending December 31, 2028:

Alex Almodovar, President & CEO Paulding EDO & IBA
Dan Nolan, IBA Chairman
Doug Shaw, EDO Chairman

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

19. ***Appoint Vernon Collett to the Paulding County Board of Elections to fill the unexpired term of Ms. Peggy Wills with a term ending on June 30, 2029:***
Virginia Galloway made a motion to approve the appointment of Vernon Collett to the Paulding County Board of Elections to fill the unexpired term of Ms. Peggy Wills with a term ending on June 30, 2029. Seconded by Keith Dunn. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

PAULDING COUNTY PLANNING COMMISSION MEETING
PLANNING COMMISSION RECOMMENDATIONS
May 26, 2026
June 9, 2026 (BOC)

20. ***2026-03-Z: Sandy Kaecher made a motion to approve with the listed stipulations application 2026-03-Z. Seconded by Virginia Galloway.*** Application by **JOSE RAUL CASTILLO** requesting to rezone approximately 12.30 acres (tracts 2 & 3) from B-2 (Highway Business District) to R-1 (Rural Residential District) for the proposed development of two residential homes; applicant also requests a variance to reduce the minimum public road frontage from 100ft to 30ft. Property is located in Land Lots 318 & 319; District 1; Section 3; east side of Villa Rica Hwy (SR 61) and south of Ridge Rd. **POST 2**. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

RECOMMENDATION: APPROVAL (7-0-0).

1. Owner/Developer agrees access along State Route 61 (Villa Rica Highway) will be coordinated and approved by the Georgia Department of Transportation.
2. Owner/Developer agrees that a Mandatory Homeowners Association is not required for the two proposed R-1 tracts.
3. Variance: To reduce the minimum public road frontage requirement from 100 ft. to 30 ft. for the two proposed lots per the original zoning site plan at the March Planning Commission meeting.

21. ***2026-06-Z: Keith Dunn made a motion to approve with the eight (8) listed stipulations with an added stipulation. Seconded by Dean Schneider.*** Application by **JESUS RODRIGUEZ** requesting to rezone 1.76 acres from R-2 (Suburban Residential District) to B-1 (General Business

District) for the proposed development of a 6,000 sq. ft. restaurant. Property is located in Land Lot 682; District 3; Section 3; the site is located at the corner intersection of Dallas-Acworth Highway, Crossroads Drive and Old Dallas-Acworth Road N. **POST 1**. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

RECOMMENDATION: APPROVAL (7-0-0).

1. Owner/Developer agrees access to the development shall be determined during the plan review process.
2. Owner/Developer agrees to donate a 60-foot right of way along their property frontage on Old Dallas Acworth Road North (30' from centerline).
3. Owner/Developer agrees to donate a 60-foot right of way along their property frontage on Crossroads Drive (30' from centerline).
4. Owner/Developer agrees to donate a right of way miter of twenty-five foot (25') at the intersection of Old Dallas Acworth Road North and Crossroads Drive.
5. Owner/Developer agrees that access along Crossroads Drive that encroaches within the active construction limits of the SR 92 Widening, Project PI 0006857 will be coordinated and approved by Georgia Department of Transportation.
6. Owner/Developer agrees to a 50 ft. undisturbed buffer along the Old Dallas-Acworth Road N property frontage.
7. Owner/Developer agrees to no access to the site from Old Dallas-Acworth Road N.
8. Owner/Developer agrees that a proposed patio will be located on the eastern side of the restaurant building facing Dallas-Acworth Highway (SR 92).
9. Owner/Developer agrees to restrict left-turn vehicle movement from the site entrance on to Crossroads Drive. The design and restriction will be subject to PDOT approval during the Plan Review Process.

22. ***2026-07-Z: Sandy made a motion to approve with the one (1) stipulation. Seconded by Keith Dunn.*** Application by **WHITE CREEK BUILDERS** requesting to rezone 10 acres from A-1 (Agricultural District) to R-1 (Rural Residential District) for the proposed development of a five (5) lot rural residential subdivision. Property is located in Land Lot 567; District 19; Section 3; north side of Proctor Road and west of Woodrow Kay Road. (1174 Proctor Road). **POST 2**. Voting Yea: Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. Voting Against: Chairman Estes, Post IV Dean Schneider.

RECOMMENDATION: APPROVAL (5-1-1).

1. Owner/Developer agrees access to the development shall be determined during the plan review process.

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:
Vanessa Summerhill spoke regarding Data Centers in Paulding County. She stated she is against data centers because they use too much water and electricity. She wants the Board of Commissioners to research before the data centers are built, not afterwards.

Dave Roberts spoke regarding Data Centers. He stated we need to analyze the propaganda. He stated we elected the Board of Commissioners to make decisions. He asked the Board to get to the bottom of the information and make a good decision. He ended by saying "nothing is as bad as it seems, and nothing is as good as it seems".

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

Commissioner Galloway reminded everyone of early voting.

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.

Rebecca Merideth, County Clerk

Timothy B Estes, Chairman