PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
November 11, 2025

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: Timothy Estes, Chairman

INVOCATION: Pastor Wayne Strickland, Veteran – USMC

PLEDGE: Presentation of Colors by South 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; Rebecca Merideth, County Clerk

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MINUTES:

1. ***Adopt the October 28, 2025 Work Session Minutes and the October 28, 2025 Board Meeting Minutes:***
   Virginia Galloway made a motion to adopt the October 28, 2025 Work Session Minutes and the October 28, 2025 Board Meeting Minutes. Seconded by Sandy Kaecher. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway.

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

2. ***Purchase of a 2025 Chevrolet Tahoe 4WD from Hardy Chevrolet in the amount of $55,437.00. Funding will be allocated from the Jail Fund:***
   Sandy Kaecher made a motion approve the purchase of a 2025 Chevrolet Tahoe 4WD from Hardy Chevrolet in the amount of $55,437.00. Funding will be allocated from the Jail Fund. Seconded by Keith Dunn. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway.

3. ***Authorize the Chairman to enter into an Agreement with Albion General Contractors for the remodel of the new Paulding County Animal Control. The total project will be $4,131,000.00. Funding will be allocated from General Funds. The project is located in Post 4:***
   Keith Dunn made a motion authorize the Chairman to enter into an Agreement with Albion General Contractors for the remodel of the new Paulding County Animal Control. The total project will be $4,131,000.00. Funding will be allocated from General Funds. The project is located in Post 4. Seconded by Sandy Kaecher. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher. Voting Nay: Post III Virginia Galloway. (On file in the Finance Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

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

4. ***Adopt the Paulding County Board of Commissioners 2026 Regular Meeting Schedule.*** (See Attachment "A")

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

Glynshyre/Phase 1	**Naturewalk at Seven Hills/Unit 3, Phase 6A**
Cranberry Blossom Way	Azalea Crossing
Four Seasons Blvd.	
North Cornucopia Bend	

South Cornucopia Bend

Glynshyre/Phase 2
Cranberry Blossom Way
South Cornucopia Bend

6. ***Declare the following items listed as surplus, and approve their disposal through sale, auction, trade or governmental donation:***

Department	Item Name	Make/Model	Serial Number
Sheriff	Unit S-164	2008 Ford Crown Vic	2FAFP71V38X170008
DOT	Unit 81	2008 Ford F250	IFTNF21518EA01957
DOT	Unit 85	2008 Ford F250	1FTNF21538EA01958
DOT	Unit 104	2000 Mack RD690S	1M2P264C2YM029886
DOT	Unit 117	1997 Ford F800	1FDXF80E4VVA21656
DOT	Unit 136D Attachment	1993 Midland	202
DOT	Unit 136 - Loader	1986 JD 644	DW644B511054
DOT	Unit 174 - Trailer	1997 Talbert	40FL05124V1015027
DOT	Unit 193 - Hay Mulcher	1994 BOWIE	70694380
DOT	Unit 194 - Motorgrader	2001 CAT 135H	3YK00437

7. ***Authorize the County Manager to enter into an Audit Agreement with Spyglass to conduct a telecom service audit.*** (See Attachment "B")

8. ***Accept the water main easement dedication by Roy Sparks for the perpetual maintenance of the water main on parcel 176.3.2.004.0000. This project is located in Post 3.***

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

OLD BUSINESS: None

NEW BUSINESS:

9. ***Resolution 2025-42 Abandoning Right of Way for a portion of Austin Bridge Rd:***
Virginia Galloway made a motion to adopt Resolution 2025-42 Abandoning Right of Way for a portion of Austin Bridge Rd. Seconded by Sandy Kaecher. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (See Attachment "C")

10. ***Contract renewal for Dr. Mary East, current service provider for medical services to inmates incarcerated at the Paulding County Detention Center. Renew the Contract for one year, expiring 12/31/2026 in the amount of $160,000.00 from the General Fund:***
Sandy Kaecher made a motion to renew the Contract for Dr. Mary East, current service provider for medical services to inmates incarcerated at the Paulding County Detention Center. Renew the Contract for one year, expiring 12/31/2026 in the amount of $160,000.00 from the General Fund. Seconded by Virginia Galloway. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (On file in the Finance Department)

11. ***Contract not to exceed $63,640.00 with AtkinsRealis, USA, Inc. for design and bidding subconsultant services for Water and Sewer Utility Relocation for the SR 120 at SR 6 Business Intersection Project. This purchase is funded through the Renewal and Extension Fund. The project is located in Post 1 and Post 3:***
Keith Dunn made a motion to approve a contract not to exceed $63,640.00 with AtkinsRealis, USA, Inc. for design and bidding subconsultant services for Water and Sewer Utility Relocation for the SR 120 at SR 6 Business Intersection Project. This purchase is funded through the Renewal and Extension Fund. The project is located in Post 1 and Post 3. Seconded by Virginia Galloway. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (On file in the Water System Department)

12. ***Contract not to exceed $54,942.00 with RK&K, LLP. This purchase is funded through the Renewal and Extension Fund. The project is located in Post 3:***
Virginia Galloway made a motion to approve a contract not to exceed $54,942.00 with RK&K, LLP. This purchase is funded through the Renewal and Extension Fund. The project is located in Post 3. Seconded by Sandy Kaecher. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (On file in the Water and Sewer Department)

13. ***Chairman to enter into an Engineering Services Master Agreement with Atlas Technical Consultants, LLC for engineering support services for capital projects management not to exceed the amount of $400,000.00. Funding will be allocated from SPLOST:***
Keith Dunn made a motion to authorize the Chairman to enter into an Engineering Services Master Agreement with Atlas Technical Consultants, LLC for engineering support services for capital projects management not to exceed the amount of $400,000.00. Funding will be allocated from SPLOST. Seconded by Sandy Kaecher. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (On file in the Transportation Department)

14. ***Resolution 2025-43 confirming Executive Session for the purpose of Real Estate:***
Virginia Galloway made a motion to adopt Resolution 2025-43 confirming Executive Session for the purpose of Real Estate. Seconded by Sandy Kaecher. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (See Attachment "D")

15. ***Real Estate Contract with Chattin Development, LLC for the Acquisition of Parcel 140.2.3.013.0000 consisting of 3.02 acres on MacLand road in the amount of $400,000.00 for Future Development of a Fire Station:***
Keith Dunn made a motion to approve of the Real Estate Contract with Chattin Development, LLC for the Acquisition of Parcel 140.2.3.013.0000 consisting of 3.02 acres on MacLand road in the amount of $400,000.00 for Future Development of a Fire Station. Seconded by Virginia Galloway. Voting Yea: Chairman Tim Estes, Post 1 Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway. (See Attachment "E")

PAULDING COUNTY PLANNING COMMISSION MEETING
PLANNING COMMISSION RECOMMENDATIONS
October 28, 2025

16. **Virginia Galloway made a motion to approve with one (1) stipulation 2025-17-Z:**
Application by **AP CAPITAL PARTNERS, LLC-DBA-HIRAM INDUSTRIAL DR, LLC** requesting to rezone 10.67 acres from R-2 (Suburban Residential District) to I-1 (Light Industrial District) for the proposed development of office and warehouse buildings. Property is located in Land Lot 740; District 19; Section 2; east of Hiram Industrial Drive, south of Rosedale Drive and west of Bill Carruth Parkway. POST 3. Seconded by Keith Dunn. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway.

RECOMMENDATION BY THE PLANNING COMMISSION: APPROVAL (4-0-1).

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

17. **Virginia Galloway made a motion to approve with one (1) stipulation 2025-20-Z:**
Application by **KEYSTONE COMMUNITIES, LLC** requesting to rezone 13.609 acres from A-1 (Agricultural District) to R-1 (Rural Residential District) for the proposed development of nine single family homes. Property is located in Land Lot 68; District 1; Section 3 and Land Lot 1274 and 1275; District 2; Section 3; located on the east side of Austin Bridge Road, south of Ridge Road. POST 3. Seconded by Keith Dunn. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway.

RECOMMENDATION BY THE PLANNING COMMISSION: APPROVAL (3-0-1).

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

18. **Sandy Kaecher made a motion to deny 2025-22-Z:**
Application by **JEAN JOLICOUER & FRANCINE DUPREE** requesting to rezone 1.610 acres of R-2 (Suburban Residential District) to B-2 (Highway Business District) with accompanying Special Use Permit for a proposed impound lot and dispatch hub for motor vehicle towing operations. Property is located in Land Lots 787, 798 and 799; District 2; Section 3; south side of Scoggins Road (SR 120 Connector) and west of Paul Aiken Road. POST 2. Seconded by Virginia Galloway. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway.

RECOMMENDATION BY THE PLANNING COMMISSION: DENIAL (4-0-1).

Staff Recommended Stipulations if the Board of Commissioners chooses to approve:

1. Owner/Developer agrees the rezoning approval is for the proposed vehicle towing and impound lot business. Changes to another land use will require approval by the Board of Commissioners through the zoning process.
2. Owner/Applicant agrees access to the development shall be determined during the plan review process.
3. Owner/Developer to coordinate with the Georgia Department of Transportation on updating access permit due to land use change.

19. **Sandy Kaecher made a motion to deny 2025-09-SUP:**
Application by **JEAN JOLICOUER & FRANCINE DUPREE** requesting a Special Use Permit for a 1.610-acre property zoned B-2 (Highway Business District) for a proposed impound lot and dispatch hub for motor vehicle towing operations. Property is located in Land Lots 787, 798 and 799; District 2; Section 3; south side of Scoggins Road (SR 120 Connector) and west of Paul Aiken Road. POST 2. Seconded by Virginia Galloway. Voting Yea: Chairman Tim Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway.

RECOMMENDATION BY THE PLANNING COMMISSION: DENIAL (4-0-1).

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

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

Commissioner Galloway thanked Aileen Culberson and her team for all they do but did not feel comfortable with the price on the Animal Control Project.

Commissioner Kaecher wished the Veteran's a Happy Veteran's Day.

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.

Rebecca Merideth, County Clerk

Timothy B Estes, Chairman