



City Council Regular Meeting

Monday, July 06, 2026

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.

MINUTES

PUBLIC HEARING

- A. Proposed FY26-27 Budget; Public Hearing closed.
- B. OA-2026-06: Bond Security-An amendment to the UDC and the Code of Ordinances to allow the use of surety bonds for performance and maintenance warranty guarantees in development agreements; Public Hearing closed.

CALL TO ORDER

PRESENT

Mayor L. James Kelly
Councilmember Nancy Arnold
Councilmember James Henson
Councilmember Cooper Cochran
Councilmember Candace Callaway

ABSENT

Councilmember Leah Alls
Councilmember Christopher Carter

INVOCATION AND PLEDGE

Darrin Keaton led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

Chaurli Herbert; Dog Park

MINUTES APPROVAL

1. Motion to adopt the Monday, June 6, 2026, Regular Meeting Minutes.

Motion made by Councilmember Arnold, Seconded by Councilmember Callaway.
Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Callaway
Voting Abstaining: Councilmember Cochran

CONSENT AGENDA

None

OLD BUSINESS

2. Motion to approve A-2025-04: Georgia Capital, LLC (Applicant), Estate of Mary Sue Tibbitts; 230 Summerhill Road, LLC.; Mike J. Pope (Titleholder), and Moore Ingram Johnson & Steele, LLP; J. Kevin Moore (Representative), have applied and seek to annex & zone +/-34.455 acres of property located at the Northwesterly and Southeasterly sides of Summerhill Road, from R-2 & B-2 (Paulding County) to TH-Townhome and C-2 Commercial Medium-Density (City of Dallas) for a residential , one hundred seventy-five (175) unit townhome community and medium-density commercial space for retail and office use. The subject property is located and legally known by Tax Parcel ID No(s):147.1.2.002.0000; 147.1.3.008.0000; 147.1.3.010.0000, in Land Lot(s): 458; 459; 479, 2nd District, 3rd Section, of Paulding County.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

Voting Yea: Mayor Kelly

Voting Nay: Councilmember Cochran, Councilmember Callaway

3. Motion to approve Z-2025-07: Georgia Capital, LLC (Applicant), Estate of Mary Sue Tibbitts; 230 Summerhill Road, LLC.; Mike J. Pope (Titleholder), and Moore Ingram Johnson & Steele, LLP; J. Kevin Moore (Representative), have applied and seek to annex & zone +/-34.455 acres of property located at the Northwesterly and Southeasterly sides of Summerhill Road, from R-2 & B-2 (Paulding County) to TH-Townhome and C-2 Commercial Medium-Density (City of Dallas) for a residential , one hundred seventy-five (175) unit townhome community and medium-density commercial space for retail and office use. The subject property is located and legally known by Tax Parcel ID No(s):147.1.2.002.0000; 147.1.3.008.0000; 147.1.3.010.0000, in Land Lot(s): 458; 459; 479, 2nd District, 3rd Section, of Paulding County; striking stipulation #13 & #15. Added stipulation #16 for clear grade and making pad ready on Commercial property & #17 GDOT Curb Cut.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

Voting Yea: Mayor Kelly

Voting Abstaining: Councilmember Cochran, Councilmember Callaway

4. Motion to approve OA-2026-05 Chapter 38 – Traffic and Vehicles, Section 38-4 – Parking Prohibited.

Motion made by Councilmember Cochran, Seconded by Councilmember Callaway.

Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

5. Motion to approve OA-2026-06 Bond Security.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

NEW BUSINESS

6. Motion to adopt FY26-27 Proposed Budget.

Motion made by Councilmember Callaway, Seconded by Councilmember Cochran.
Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Cochran,
Councilmember Callaway

7. Motion to adopt FY26-27 Proposed Millage Rate.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.
Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Cochran,
Councilmember Callaway

8. Motion to approve RES 2026-19: W. Griffin and W. Spring Road Abandonment.

Motion made by Councilmember Henson, Seconded by Councilmember Cochran.
Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Cochran,
Councilmember Callaway

9. Motion to approve RES 2026-20: IGA with DDA regarding work for 121 Academy Drive.

Motion made by Councilmember Cochran, Seconded by Councilmember Arnold.
Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Cochran,
Councilmember Callaway

10. Motion to approve High Shoals Development Subdivision & West Dallas Sewer Extension Phase IIA Sanitary Sewer Improvement – Sewer Tap & West Dallas Special Utility District Fee Credit Request

Motion made by Councilmember Callaway, Seconded by Councilmember Cochran.
Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Cochran,
Councilmember Callaway

11. Motion to approve Flock Annual Contract in the amount of \$54,000 to be paid with \$40,399.07 left in Crime Reduction Grant and \$13,600.93 from SPLOST.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.
Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Cochran,
Councilmember Callaway

ADDITIONAL/COMMENTS

None

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Arnold, Seconded by Councilmember Henson.

Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date