



City Council Regular Meeting

Monday, March 02, 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. OA 2026-02: Places of Assembly. Mayor Kelly closed the public hearing.
- B. A-2025-03: *Blue River Development, LLC* (Applicant), *Linda Paris Holley & Larry D. Paris* (Titleholder), and *LJA Engineering, Inc.*; *Tyler Lasser* (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at *2076 Jimmy Lee Smith Parkway; Dallas, GA 30132*, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by *Tax Parcel ID No.147.1.4.001.0000* in Land Lot 480, 2nd District, 3rd Section, of Paulding County. Mayor Kelly closed the public hearing.
- C. Z-2025-05: *Blue River Development, LLC* (Applicant), *Linda Paris Holley & Larry D. Paris* (Titleholder), and *LJA Engineering, Inc.*; *Tyler Lasser* (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at *2076 Jimmy Lee Smith Parkway; Dallas, GA 30132*, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by *Tax Parcel ID No.147.1.4.001.0000* in Land Lot 480, 2nd District, 3rd Section, of Paulding County. Mayor Kelly closed the public hearing.

CALL TO ORDER

PRESENT

Mayor L. James Kelly
Councilmember Leah Alls
Councilmember Nancy Arnold
Councilmember Christopher Carter
Councilmember James Henson
Councilmember Cooper Cochran
Councilmember Candace Callaway

INVOCATION AND PLEDGE

Mayor Kelly led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

None

MINUTES APPROVAL

1. Motion to adopt Monday, February 2, 2026, Regular Meeting Minutes.

Motion made by Councilmember Callaway, Seconded by Councilmember Cochran.

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

CONSENT AGENDA

Motion to approve the following items.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

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

2. Dallas Housing Authority appointment for James Ransom with an expiration date of May 4, 2031. Historical Preservation Committee appointment for Debbie Ewing with an expiration date of December 31, 2028.
3. Approval to purchase a Toro ProPass 200 Base for Parks & Recreation from Jerry Pate Turf & Irrigation. This purchase will utilize OMNIA Partners Participant Contract # 2023261; OMNIA Contract Discount Omnia Customer # 5479248, in the amount of \$18,966.61.
4. Approval to purchase a Toro Sand Pro 5040, 18hp Briggs Vanguard, with attachments for Parks & Recreation from Jerry Pate Turf & Irrigation. This purchase will utilize OMNIA Partners Participant Contract # 2023261; OMNIA Contract Discount Omnia Customer # 5479248 in the amount of \$36,041.94.
5. Approval to purchase a Toro Workman HDX – 2WD, 32.5hp Kubota Gas for Parks & Recreation from Jerry Pate Turf & Irrigation. This purchase will utilize OMNIA Partners Participant Contract # 2023261; OMNIA Contract Discount Omnia Customer # 5479248, in the amount of \$38,887.96.

OLD BUSINESS

6. Motion to adopt OA 2026-02: Places of Assembly

Motion made by Councilmember Alls, Seconded by Councilmember Callaway.

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

NEW BUSINESS

7. Motion to adopt RES 2026-06: DIFAC Update.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

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

8. Motion to adopt RES 2026-07: TAD Incentive Policy.

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

9. Motion to adopt RES 2026-08: 200 Lester Dr.

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

10. Motion to table RES 2026-09: Camera Enforcement establishing operational hours.

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

11. Motion to table A-2025-03: Blue River Development, LLC.

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

12. Motion to table Z-2025-05: Blue River Development, LLC.

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

13. Motion to approve Tax Write-Off for unpaid City of Dallas Property Taxes dated 2017-2020 totaling \$3,857.66. This amount includes penalties and fees.

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

14. Motion to approve certification of "Estimated Rollback Rate" for 2026 taxes to comply with HB 92.

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

15. Motion to approve request to change purchase of L3 Harris Radios to Southern Linc.

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

ADDITIONAL/COMMENTS

Motion to give authorization to the Mayor for the purchase of Property A not to exceed \$530k as discussed in Executive Session.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

Voting Nay: Councilmember Callaway

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Arnold, Seconded by Councilmember Henson.

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

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date