



# CITY OF DAHLONEGA

## City Council Special Called Meeting Agenda

January 16, 2024, 4:00 PM  
Gary McCullough Chambers, Dahlonega City Hall

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision – Dahlonega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonega, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

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### CALL TO ORDER AND WELCOME

### APPROVAL OF AGENDA

### PLACE MINUTES HERE

- [1.](#) City of Dahlonega Work Session Minutes - November 20, 2023  
Mary Csukas, City Clerk
- [2.](#) City Council Special Called Meeting Minutes - November 20, 2023  
Mary Csukas, City Clerk
- [3.](#) City Council Special Called Work Session Minutes, 11/27/2023  
Sarah Hunsinger, Assistant City Clerk
- [4.](#) Joint Special Called Meeting - City Councilmembers - Board of Commissioners Minutes  
- December 4, 2023  
Sarah Hunsinger, Assistant City Clerk
- [5.](#) Council Meeting Minutes - December 4th, 2023  
Sarah Hunsinger, Assistant City Clerk
- [6.](#) City Council Public Hearing Meeting Minutes December 18th, 2023  
Sarah Hunsinger, Assistant City Clerk
- [7.](#) City Council Work Session Meeting Minutes December 18th, 2023  
Sarah Hunsinger, Assistant City Clerk

### ORDINANCE & RESOLUTION

- [8.](#) IGA Dahlonega Lumpkin SPLOST  
Allison Martin, City Manager  
Communication
- [9.](#) Resolution 2024-01 Authorizing IGA Dahlonega Lumpkin SPLOST  
Allison Martin, City Manager  
Communication
- [10.](#) Ordinance 2024-01; Squaretail LLC application for property located on Alicia Lane  
Doug Parks, City Attorney

### OTHER ITEMS

- [11.](#) Lime Slurry Tank Purchase  
Allison Martin, City Manager & John Jarrard, JWS  
Infrastructure

### ADJOURNMENT



# CITY OF DAHLONEGA

## Council Work Session Minutes

November 20, 2023, 4:00 PM

Gary McCullough Council Chambers, Dahlongega City Hall

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision – Dahlongega will be the most welcoming, thriving, and inspiring community in North Georgia

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### OPEN MEETING

Mayor Taylor opened the Work Session at 4:00 p.m. and informed the Council that the scheduled Public Hearing is postponed until January 2024 due to technical difficulties.

### PRESENT

Mayor JoAnne Taylor  
Councilmember Ron Larson  
Councilmember Roman Gaddis  
Councilmember Johnny Ariemma  
Councilmember Ryan Reagin  
Councilmember Ross Shirley  
Councilmember Lance Bagley

### APPROVAL OF AGENDA

Mayor Taylor called for a motion to approve the agenda.

Motion made by Councilmember Larson, Seconded by Councilmember Bagley.  
Voting Yea: Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin,  
Councilmember Shirley, Councilmember Bagley

DEPARTMENT REPORTS AVAILABLE AT: <https://dahlongega.gov/category/department-reports/>

### BOARD & COMMITTEES

1. Cemetery Committee—October 2023

Chris Worick, Chair, Dahlongega Cemetery Committee

Mayor Taylor informed the Council of the dedicated effort of committee members, volunteers, and UNG students to preserve the cemetery and headstones at Mt. Hope Cemetery. The Cemetery Committee is working with other historic cemeteries in our region to assist with forming committees to preserve these cemeteries.

2. Dahlongega Downtown Development Authority/Main Street – October 2023

Ariel Alexander, Downtown Development Director

Mayor Taylor praised Director Alexander for her outstanding job representing the City of Dahlonega at the recent Lumpkin County Chamber of Commerce Luncheon and her organization's endeavors this year.

#### APPOINTMENT, PROCLAMATION & RECOGNITION: (Vote at Council Meeting)

##### 3. Appointment to Downtown Development Authority

Mayor Taylor asked for input from Director Alexander and City Manager Martin on actions needed for appointments to the Downtown Development Authority Board.

City Manager Martin informed the Council that two members of the Board will be stepping down at the end of this year, leaving two vacancies.

Director Alexander updated the Council on two recent applications, Dr. Melanie Dunlap and Anita Wheeler, a local Broker and Real Estate Agent

Councilmember Larson ensured these appointments were to the DDA Board.

#### PRESENTATION

##### 4. TSW Consultant Report - SP #1 - Effectively Manage Growth

The planning firm of TSW gave an overview of their firm and how their expertise can assist Dahlonega with updating Zoning Codes. They outlined the four-part process for updating Zoning codes: Analysis and Listening, Charting a Course, Draft Changes, and Final Updates. Charting a course is essential only if there is community interaction and staff agreement.

Dahlonega's diagnostic report has four parts: Introduction, Process, Findings, and Next Steps. This report will be the road map for understanding what is or is not needed in the community and will be used by all parties involved in updating the zoning code. The creation of this report was manifested by immersing ourselves in Dahlonega's comprehensive plan, zoning codes, housing study, and various other plans and reports, as well as an extensive walkthrough of Dahlonega with staff. This report allowed our team to understand what the Council, staff, and community expect for the future.

The recurring themes have been identified as house affordability and design. Central Business District and Citywide Regulations. The TSW team gave recommendations outlined in the report attached to the agenda packet from this meeting to address these themes. These recommendations are the starting process for the discussion.

The TSW team is looking at a six-month timeline that can only be confirmed with clear directions from the Council to allow code writing. We will have staff involvement and the engagement of a steering community, and then an open house review with citizens.

Councilmember Bagley asked questions about housing in the community

Councilmember Shirley asked questions about housing and use permits.

Councilmember Ariemma was pleased with the presentation and feels our quality of life has turned upside down with the traffic on Morrison Moore Parkway in conjunction with a city of less than 4 square miles. A housing study is essential, as is the number of houses

built. He was informed what worked well and what didn't work well; he wanted to know if there were questions for stakeholders. There were questions and discussions with stakeholders.

Mayor Taylor reminded everyone that our zoning ordinances are out of date and were last revised in 1991, so the Morrison Moore Parkway long-range plan will be a community discussion. She informed the group that the stakeholders that convened with us were from various walks of life: bankers, teachers, churches, etc.

Councilmember Reagin had questions about the presented overlay map that was discussed.

Councilmember Larson inquired into interaction with developers and was informed that is part of our dynamics with this project.

Councilmember Gaddis wondered if manufacturing was part of the zoning for downtowns. He was informed that manufacturing in commercial storefronts allows for candle making, beverages, etc., in CBD but only light manufacturing with hand-held equipment. Also, dwelling accessories will be reviewed to enable R1 and short-term rentals as required. The plan is to look at the big picture of our corridors and entryways.

Councilmember Shirley asked for information on projects handled by this company and was informed that the Statesboro project was comparable to our area.

Councilmember Ariemma believed short-term rentals may be hurting our long-term rentals.

Mayor Taylor discussed the need for hometown and tourist communities with housing for people working there.

Councilmember Bagley applauds this team for a good start.

City Attorney Parks agreed to work on moratorium needs for the current zoning code.

## AGREEMENTS & CONTRACTS

5. GEFA Service Line Inventory Grant Program SP# 2 – Infrastructure, Allison Martin, City Manager

City Manager Martin informed the Council that with the assistance of our grant writers, the city applied for funds from GEFA to aid in the completion of the mandatory federal lead and copper service line inventory and reporting. The city was awarded \$66,000 under this program. GEFA has decided to make this program a draw-down grant and has sent forms for a 100% loan forgiveness program.

Staff met with GEFA last week to ensure this was a program the city should enter. After the meeting, staff recommends proceeding as these dollars are retroactive for any eligible expenditures in the past year and can be used for communication, inventory, and reporting costs the city will incur. Staff recommend the use of this program.

Mayor Taylor reminded the Council that the program's subject matter is lead and copper.

Councilmember Shirley asked about the termination date of the loan; City Manager Martin stated the funds must be used by the October 2024 deadline.

Councilmember Ariemma was informed that the federal government mandates an inventory to determine the service line on the water system side and the customer side. This new inventory requirement is due to a lack of due diligence in other communities.

Councilmember Larson requested moving this item to the consent agenda.

6. GDOT Safety Action Plan 2023-13 – SP #2 – Infrastructure, Vince Hunsinger, Capital Projects Manager

Capital Projects Manager Hunsinger informed the Council of the GDOT - Safety Action Plan Grant that is in place to assist with signage and stripping of the roads and crosswalks in a community for safety-related items on the streets: speed bumps, road signs, approach, and stop bars, etc.

Mayor Taylor reminded the Council this grant had already been awarded to the City.

Councilmember Ariemma and Manager Martin discussed using the requested flashing digital speed signs for the community's safety.

Councilmember Larson recommended moving this item to the consent agenda.

7. Koyo Lift Station Rehabilitation Bid Award – SP #2 – Infrastructure, John Jarrard, JWS

Director Jarrard informed the Council that this is the last large lift station project. It has been on the capital improvement program for several years and is part of the city's program to rehabilitate the older lift stations. This project was included in the FY2024 budget and is slated to start in late spring 2024.

The lowest bid for this project came in just over the budget of \$725,000. The difference can be paid from the contingency funds in the water/sewer fund without adversely impacting the funds' financial position. If the federal budget is approved, the city will receive \$350,000 from congressionally directed spending funds for this project. Director Jarrard discussed the funds, bid process, and needed training for the Lift Station projects now and in the past with the Council and Mayor.

8. 2024 Agreement for Tourism Development Services – Strategic Priority #3 – Communication, Allison Martin, City Manager

City Manager Martin informed the Council and Mayor that feedback and comments from the Lumpkin County Chamber Board and Sam McDuffie, the Executive Director of Tourism, were incorporated into this draft of the 2024 Agreement for Tourism Development Services, most specifically clearly defining the holidays that the visitors and welcome center remained open.

Councilmember Larson praised the parties involved in creating the tourism agreement after many years of struggle.

9. Park Street Construction Inspection Services - Wiedeman and Singleton - SP #2 – Infrastructure, Mark Buchanan, City Engineer/Public Works Director

City Manager Martin and Director Buchannan discussed the many phases of this project and that the council previously approved construction contracts and contingency funds to cover these items in a project. Given the nature and scope of the construction and the desire to reduce liability, the city's staff recommends using outside construction inspection services.

We received a letter proposal from the engineer of record for this project and recommended using their services for the Park Street Utility Replacement Project. The proposal for this project is being reviewed by the construction manager, possibly allowing for single-street access in two-phase projects. This proposal would allow one traffic lane to open for the residents during this construction project. We plan to prepare this updated proposal when we meet with residents in December.

Councilmember Shirley found this company's outline included an excellent explanation of the funds needed for the project.

Councilmember Ariemma inquired about the project timeline and was informed it was based on the budgets.

Councilmember Larson recommended this item for the consent agenda.

OTHER ITEMS:

10. Nighthawk Tavern LLC dba Nighthawk Tavern, SP # 3 Communication

Doug Parks, City Attorney

City Attorney Parks informed Council that this application is for a new 2023 alcoholic beverage license for Nighthawk Tavern LLC dba Nighthawk Tavern, owned by Randy Harris, location to be 84 Public Square N, Ste 1 & 2,

Mr. Harris requests a 2023 Consumption on Premise Alcoholic Beverage License for Beer, Wine, and Distilled Liquor at the establishment. The alcoholic beverage license application is in order with all payments and completed paperwork. This location is zoned for restaurants and was previously held by the restaurant Capers, which served food and alcoholic beverages.

This license will be heard at the upcoming Special Called Meeting, as the owner hopes to be approved to sell in the last few weeks of 2023.

11. Leah Kay Catering LLC, dba Yahoola Grill, SP # 3 Communication, Doug Parks, City Attorney

City Manager Parks informed the Council and Mayor that this is a change in ownership for an existing restaurant for a 2024 alcoholic beverage license. The current owner's alcoholic beverage license will not be renewed for 2024.

Leah Kay Catering LLC, dba Yahoola Grill, owned by Leah Lloyd, location to be 1810 South Chestatee Street, requests a Consumption on Premise Alcoholic Beverage License for Beer, Wine, and Distilled Liquor at the establishment. The alcoholic beverage license application is in order with all payments and completed paperwork. This is a change in ownership for a 2024 Alcoholic Beverage License.

12. 39 Stargel St Encroachment Agreement, Doug Parks, City Attorney

City Attorney Parks informed the Council and Mayor of this Encroachment and Easement Agreement for 39 Stargel St to allow current residence/structure(s) to remain in place as is but deny the current and or any future owner(s) from building new additions, improvements or rebuilds into the right of way.

ADJOURNMENT

Mayor Taylor called for a motion to adjourn the Work Session and move the comment section to the end of the Special Called Meeting tonight.

Motion made by Councilmember Gaddis, Seconded by Councilmember Larson.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

COMMENTS – PLEASE LIMIT TO THREE MINUTES

Clerk Comments - There are no comments tonight.

City Manager Martin reminded everyone that this Friday will be the Lighting of the Square, comprising staff and many volunteers' hours of work. We have a special work session next Monday to discuss SPLOST and a joint county work session on December 4th before our meeting that day.

City Attorney Comments - There are no comments tonight.

### City Council Comments

Councilmember Bagley thanked the Christmas Committee for all their hard work in creating our Christmas downtown.

Councilmember Reagin celebrated our local high school's continued winning season. Councilmember Larson discussed the status and timeline for our area's paving and sidewalk projects with the city manager. I think the need for a long-term plan is very evident for the traffic issues on Morrison Moore Parkway, which will need to be handled with GDOT as we move forward with a solution.

Councilmember Gaddis, thank everyone for all the hard work this year and have a great holiday weekend.

Councilmember Ariemma agreed with celebrating our high school winning season and the need for a long-term plan for Morrison Moore Parkway.

Councilmember Shirley wished everyone a great holiday season and looks forward to more interaction with the community and staff with our upcoming zoning project.

Mayor Taylor wished everyone a wonderful and safe Thanksgiving weekend and thanked the teams that created our special downtown celebrations.



# CITY OF DAHLONEGA

## City Council Special Called Meeting Minutes

November 20, 2023, 4:00 PM  
Gary McCullough Chambers, Dahlonega City Hall

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### CALL TO ORDER AND WELCOME

Mayor Taylor called the Special Called Meeting to order at 5:21 p.m.

### PRESENT

Mayor JoAnne Taylor  
Councilmember Roman Gaddis  
Councilmember Ron Larson  
Councilmember Johnny Ariemma  
Councilmember Ryan Reagin  
Councilmember Ross Shirley  
Councilmember Lance Bagley

### APPROVAL OF AGENDA

Mayor Taylor called for a motion to approve the agenda.

Motion made by Councilmember Shirley, Seconded by Councilmember Larson.  
Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

### NEW BUSINESS

1. New 2023 Alcoholic Beverage License - Nighthawk Tavern LLC dba Nighthawk Tavern, SP#3 Communication

Doug Parks, City Attorney

City Attorney Parks requests approval of a 2023 Consumption on Premise Alcoholic Beverage License for Beer, Wine, and Distilled Liquors for Nighthawk Tavern LLC dba Nighthawk Tavern. All of the qualifications are met for this license.

Mayor Taylor called for a motion to approve a 2023 Consumption on Premise Alcoholic Beverage License for Beer, Wine, and Distilled Liquors for Nighthawk Tavern LLC.

Motion made by Councilmember Gaddis, Seconded by Councilmember Bagley. Voting Yea: Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

### ADJOURNMENT

Mayor Taylor called for a motion to adjourn the meeting at 5:24 p.m.

Motion made by Councilmember Gaddis, Seconded by Councilmember Larson.

Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_ Roman Gaddis, Mayor Pro-Tem

Attest: \_\_\_\_\_ Mary Csukas, City Clerk



# CITY OF DAHLONEGA

## City Council Special Called Work Session Minutes

November 27, 2023, 4:00 PM

Gary McCullough Council Chambers, Dahlonega City Hall

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### OPEN MEETING

Mayor Taylor called the City Council Special Called Work Session meeting to order at 4:00 P.M.

Mayor Taylor stated that this meeting aims to work on proposals that the Council will make for the Distribution Percentage of the proposed special purpose local options sales tax. The second objective is to review the current proposed project list of the city's big expenses in the next few years. The Mayor wishes to have a thorough discussion on each of these topics and the impact of each one of these items.

### APPROVAL OF AGENDA

Mayor Taylor called for a motion to approve the agenda.

Motion made by Councilmember Reagin, Seconded by Councilmember Shirley.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley

### OTHER ITEMS:

1. 2026 SPLOST Proposed Project List and Distribution Percentage

Allison Martin, City Manager

SP#2 - Infrastructure

Mayor Taylor asked City Manager Martin to review this topic with the Council.

City Manager Martin stated that she has met with County Manager Ours to discuss and prepare for SPLOST. She previously shared the county's timeline for this continuation referendum with the council. City Manager Martin agreed with Mr. Ours that a population split of the last census would be the best option for both governing bodies to consider. She stated that based on the 2020 census, the population percentage for the City sits at 22.51%, and the county is 77.49%. Based on the county estimate, which has some growth, it is just over a \$7.4 million dollar collection for six years if you do an intergovernmental agreement. By law, six years is the maximum amount with an IGA. Without an IGA, you can only collect five years. She states that it would benefit the community if there were an IGA. Staff recommends approving the project list and entering into an IGA with the county, whereby a tax distribution is based on the 2020 census count for the City of Dahlonega

and Lumpkin County. This will be voted on at the Joint Special Called Meeting on Monday, December 4th.

There was a discussion about the 2026 SPLOST Proposed Project List and Distribution Percentage between the Mayor, Council, and City Manager Martin.

**COMMENTS – PLEASE LIMIT TO THREE MINUTES**

City Clerk Csukas had no comments.

City Manager Martin thanked the council for their feedback and said she would have more data for them at the next meeting.

**City Council Comments**

Councilmember Larson thanked the staff for doing a great job on the SPLOST project and all of the effort they put into serving our citizens.

Councilmember Gaddis mentioned that there was no Lumpkin High School Football on Friday.

Councilmember Ariemma congratulated the staff and Dahlongega Christmas on the lighting of Dahlongega and shared how well it went.

Councilmember Reagin thanked Dahlongega for Christmas and said they did a great job and were beautiful.

Councilmember Shirley had no comments.

Mayor Taylor stated that Dahlongega Christmas went great and thanked staff for everything they did to help with the lighting of Dahlongega.

**ADJOURNMENT**

Mayor Taylor called for a motion to adjourn the meeting at 5.17 P.M.

The Motion was made by Councilmember Reagin and seconded by Councilmember Larson.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_ Roman Gaddis, Mayor Pro-tem

Attest: \_\_\_\_\_ Mary Csukas, City Clerk



# CITY OF DAHLONEGA

## Joint Special Called Meeting City Councilmembers / Board of Commissioners Minutes

December 04, 2023, 4:00 PM

Lumpkin County Administrative Building, Executive Conference Room, 99 Courthouse Hill, Dahlonega GA, 30533

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### CALL TO ORDER AND WELCOME

Mayor Taylor called the meeting to order at 4:00 P.M.

### PRESENT

Mayor JoAnne Taylor  
Councilmember Roman Gaddis  
Councilmember Ron Larson  
Councilmember Johnny Ariemma  
Councilmember Ryan Reagin  
Councilmember Ross Shirley  
Councilmember Lance Bagley

### APPROVAL OF AGENDA

Mayor Taylor called for a motion to approve the agenda.

Motion made by Councilmember Shirley, Seconded by Councilmember Larson.

Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

### NEW BUSINESS

1. Discuss the Possible Projects for Inclusion in the 2023 SPLOST Referendum

County Manager Ours recaps what is in the packet. He states that they have funding in the proposed SPLOST for the airport, animal shelter, development authority, dept service, emergency services, information technology, water and sewer, park and recreation, public buildings and facilities, recycling, road department, and sheriff's department.

City Manager Martin stated that the City of Dahlonega's proposed projects are a parking deck in the downtown area, expansion to City Hall, tower radio meter read system, equalization Basin Wastewater Treatment Plant, and a shop facility.

2. Approve 2023 SPLOST Sales Tax Distribution - Distribution is based on the 2020 US Census, which has the population of the City of Dahlonega at 7,537 and the

unincorporated area of Lumpkin County at 25,951, which represents a split of 22.51% and 77.49%

Distribution is based on the 2020 US Census, which has the population of the City of Dahlonega at 7,537 and the unincorporated area of Lumpkin County at 25,951, representing a split of 22.51% and 77.49%.

Mayor Taylor called for a motion to approve the 2023 SPLOST Sales Tax Distribution. Motion made by Councilmember Reagin, Seconded by Councilmember Shirley. Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

ADJOURNMENT

Mayor Taylor called for a motion to adjourn the meeting at 4:04 P.M.

Motion made by Councilmember Gaddis, Seconded by Councilmember Larson. Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_ Roman Gaddis, Mayor Pro-tem

Attest: \_\_\_\_\_ Mary Csukas, City Clerk



# CITY OF DAHLONEGA

## Council Meeting Minutes

December 04, 2023, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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### CALL TO ORDER AND WELCOME

Mayor Taylor called the December 4th, 2023, City Council Meeting to order at 6:00 P.M.

Mayor Taylor welcomed everyone and thanked the audience for coming. She announced that there would be some changes to the agenda.

### PRESENT

Mayor JoAnne Taylor  
Councilmember Ron Larson  
Councilmember Roman Gaddis  
Councilmember Johnny Ariemma  
Councilmember Ryan Reagin  
Councilmember Ross Shirley  
Councilmember Lance Bagley

### PRAYER / PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Taylor asked Councilmember Larson to say the prayer and Councilmember Reagin to lead the pledge of allegiance.

### APPROVAL OF AGENDA

Mayor Taylor amended the agenda to include the appointment of Allison Martin as acting Zoning Administrator and Resolution 2023-06 Moratorium to the Acceptance and Processing of Sign Permit.

Mayor Taylor called for a motion to approve the agenda.

Motion made by Councilmember Gaddis, Seconded by Councilmember Larson.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

### APPROVAL OF CONSENT AGENDA

Mayor Taylor called for a motion to approve the Consent Agenda.

Motion made by Councilmember Gaddis to approve the consent agenda, which includes the GEFA Service Line Inventory Grant Program, GDOT Safety Action Plan 2023-13, Koyo Lift Station Rehabilitation Bid Award, 2024 Agreement for Tourism Development Services, and Park Street Construction Inspection Services Seconded by Councilmember Larson.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

Mayor Taylor thanked Dr. Bobby Mayfield for attending the meeting.

#### PUBLIC COMMENT – AGENDA SPECIFIC / THREE MINUTE LIMIT

Mr. Hulsey made a public comment about Dahlonge's government.

#### APPROVAL OF MINUTES:

- a. City Council Meeting Minutes - November 6th, 2023, Sarah Hunsinger, Assistant City Clerk

Mayor Taylor called for a motion to approve the City Council Meeting Minutes on November 6th, 2023.

Motion made by Councilmember Reagin, Seconded by Councilmember Shirley.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

#### APPOINTMENT, PROCLAMATION & RECOGNITION:

1. Cemetery Committee Recognition, JoAnne Taylor, Mayor

Mayor Taylor acknowledged the Cemetery Committee and thanked them for their efforts. She states that this committee has done significant things for this community's history and historic preservation. A lot of work has been done, and they have been collaborating with UNG and have greatly assisted UNG with the Appalachian Studies Program. She states that, most importantly, they have improved the appearance of our cemetery and that there will be more to come. She complimented and thanked them once more.

2. Recognition, JoAnn Taylor, Mayor

Mayor Taylor recognized Councilmember Larson. He has decided not to seek re-election, she says. Larson has been a council member in this city for eight years. He has a financial background, so he has been helpful with budget analysis and has an excellent eye for detail. Larson has been a pillar of this council and has done so much for the community outside of the council.

Councilmembers acknowledged Councilmember Larson and thanked him.

Councilmember Larson thanked the Mayor, Council, and staff for the past eight years.

3. Proclamation - Dr. Frank "Mac" McConnell Retirement from UNG, JoAnne Taylor, Mayor

Mayor Taylor said that Mr. McConnell was one of many community leaders who collaborated on a master plan for Downtown Dahlonge in 2008 that was never implemented. Mayor Taylor announced that they would use portions of that plan and that his work would continue.

Mayor Taylor called for a motion to approve the Proclamation for Dr. Frank "Mac" McConnell's Retirement from UNG.

Motion made by Councilmember Larson, Seconded by Councilmember Gaddis.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

4. Appointment of Allision Martin as Acting Zoning Administrator, JoAnne Taylor, Mayor

Mayor Taylor called for a motion to appoint Allision Martin as Acting Zoning Administrator.

Motion made by Councilmember Gaddis, Seconded by Councilmember Bagley.  
Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma,  
Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

#### CITY REPORTS:

5. Cemetery Committee 2023 Annual Report, Chris Worick, Chairman

Chairman Worick presented the Cemetery Committee 2023 Annual Report to the Mayor and Council.

Mayor Taylor complimented the committee on their hard work, and they appreciated their efforts.

6. Financial Report - October 2023 - SP #3 – Communication, Allison Martin, City Manager

City Manager Martin stated that the finance department is still making the necessary entries for the end of the year. All of the department expenditures are in line. Water revenue continues to exceed based on previous years. She states that most of the revenue that has come in since we closed our Fiscal Year has been adjusted back to its prior year's revenue. We did receive our insurance premium tax, which was over \$624,000, which is an increase of \$100,000 compared to last year and what we budgeted for. She stated that she spoke to the Tax Commissioner, and the property tax revenue continues to grow. Our finance department checked with them, and that will be a little over \$400,000.

Mayor Taylor called for a motion to accept the October 2023 Financial Report.

Motion made by Councilmember Gaddis, Seconded by Councilmember Reagin.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma,  
Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

#### OTHER ITEMS:

7. Leah Kay Catering LLC, dba Yahoola Grill, Mary Csukas, City Clerk

City Clerk Csukas introduced the Alcohol License of Leah Kay Catering LLC, dba Yahoola Grill. She stated that everything was in order and recommended that this be approved.

Mayor Taylor called for a motion to approve Leah Kay Catering LLC, dba Yahoola Grill.

Motion made by Councilmember Ariemma, Seconded by Councilmember Shirley.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma,  
Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

8. 2024 Alcoholic Beverage License Renewals – Strategic Priority #3 Communications, Mary Csukas, City Clerk & Doug Parks, City Attorney

City Clerk Csukas stated that all of the applications are in order. We are seeking approval of the list of renewals for the 2024 license.

Mayor Taylor called for a motion to approve the 2024 Alcoholic Beverage License Renewals.

Motion made by Councilmember Gaddis, Seconded by Councilmember Reagin.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma,  
Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

9. 39 Stargel St Encroachment Agreement, Doug Parks, City Attorney

City Attorney Parks stated that the Encroachment and Easement Agreement for 39 Stargel St allows the current residence/structure to remain in place but denies the current and/or

any future owner from building new additions, improvements, or rebuilds in the right of way. Approval is recommended, with possible text refinement before approval.

Mayor Taylor called for a motion to approve the Encroachment Agreement.

Motion made by Councilmember Larson to approve as recommended, Seconded by Councilmember Reagin.

Councilmember Bagley stated that he was concerned about who approved the right-of-way until he found out the house was built in 1914.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

10. TSW Guidance on Recommendations - SP #1 - Effectively Manage Growth, Allison Martin, City Manager

Mayor Taylor reviewed the TSW Guidance on Recommendations and reviewed TSW's recommendations to provide guidance in the next step of the process.

Mayor Taylor called a motion to accept TSW recommendations as stated.

Councilmember Gaddis made a motion to move forward with TSW Guidance on Recommendations, seconded by Councilmember Bagley.

Councilmember Ariemma stated that he thinks this company could give the city good guidelines.

Councilmember Shirley stated that he agreed, and he thinks that it is essential to get recommendations.

Mayor Taylor stated that this rezoning will update zoning regulations that were in place in 1991. One of the issues it presents is when a developer wants to come and build; they must translate the zoning to the present day. It is an obstacle for residential buildings. This firm will put in a lot of effort. It will take a lot of public hearings, so she encourages the public to give their opinions.

Councilmember Bagley stated that he wants to be more educated on these options.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

11. Resolution 2023-06 - Moratorium on the Acceptance and Processing of Sign Permit Applications for All Properties within the City of Dahlonega's Sign Ordinance and For Other Purposes, Doug Parks, City Attorney

Mayor Taylor states that the sign regulations are outdated and will take around 90 days to finish reviewing this.

Mayor Taylor called for a motion to approve this Moratorium.

Motion made by Councilmember Larson, Seconded by Councilmember Gaddis.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

12. Executive Session - Real Estate

No action was taken.

COMMENTS – PLEASE LIMIT TO THREE MINUTES

City Clerks Csukas had no comment.

City Manager Martin had no comment.

City Attorney Parks thanked Councilmember Larson for everything he has done for the City of Dahlonaga.

Councilmember Bagley told everyone to have a Merry Christmas and stated that Councilmember Larson would be missed.

Councilmember Reagin thanked Councilmember Larson for everything and stated that the Cemetary Committee was doing a great job.

Councilmember Larson thanked everyone for the nice things that had been said.

Councilmember Gaddis stated that Councilmember Larson will be missed.

Councilmember Ariemma stated that the Cemetary Committee had a great presentation and thanked Councilmember Larson for everything he had done.

Councilmember Shirley wished Councilmember Larson the best of luck.

Mayor Taylor thanked Councilmember Larson for everything and said he would be missed.

ADJOURNMENT

Mayor Taylor called for a motion to adjourn the City Council Meeting at 6:52 P.M.

Motion made by Councilmember Reagin, Seconded by Councilmember Gaddis.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_ Roman Gaddis, Mayor Pro-tem

Attest: \_\_\_\_\_ Mary Csukas, City Clerk



# CITY OF DAHLONEGA

## City Council Public Hearing Minutes

December 18, 2023, 4:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision – Dahlonega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonega, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

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### CALL TO ORDER

Mayor Taylor called to order the City Council Public Hearing of December 18th, 2023, at 4:03 P.M.

### PRESENT

Mayor JoAnne Taylor  
Councilmember Johnny Ariemma  
Councilmember Ryan Reagin  
Councilmember Ross Shirley  
Councilmember Lance Bagley

Mayor Taylor turned the Public Hearing over to City Attorney Parks.

Public Hearing - Request to Amend a Previously approved PUD – (079-054 & 079-074)), Allison Martin, City Manager.

City Attorney Parks stated that this is a request for Mountain Top Real Estate Group, LLC, to amend a previously approved PUD on land owned by Don Michael Cottrell. The request is to amend a previously approved PUD of a +/- 62.77-acre property on Pinetree Way. This request aims to construct a mixed-use development to include townhomes and 10,000 square feet of Commercial Space. Mr. Underwood is the group's presenter and will present a presentation for this request.

Mayor Taylor informed the public that the council would take no action at this meeting.

Mr. Underwood and Mr. Moye presented Mountain Top Real Estate Group, LLC REZN 22-4 to the Planning Commission Members.

City Attorney Parks asked if anyone would like to speak in favor of this item.

City Attorney Parks asked if anyone would like to speak adversely of this item.

Ms. Harper suggested holding off on this construction until you finish the rezoning. She also asked how much these townhomes would be worth. She asks that the council think about this because this would cause a lot of traffic in the city. Suggests building something else besides townhomes.

Mrs. O'Gorman asked if Mechanicsville Rd could support this kind of traffic.

Mr. Gordineer stated that this would be a significant development. He stated that he thinks people outside Dahlonaga will buy these homes. He suggested looking for more entrances and exits.

Mr. Feagin stated that there are no time limits at Public Hearings and suggested that everyone get more time.

City Manager Martin read an email from Mrs. K Peters concerning this item. City Manager Martin states that she will be attending the January meeting.

Mayor Taylor asked if there were any floor plans available.

Councilmember Bagley asked how many bedrooms there would be per unit. He agrees that more housing must be built but questions how these extra cars will fit on these busy roads. He suggests another traffic study to be done.

Councilmember Ariemma asked who owned the property and if there was a way to move this to a different location due to traffic. He also asked about the traffic study and suggested doing something besides residential homes.

Councilmember Shirley asked about their research on who could afford these homes. He questions if this would be something that would be a benefit to the community or a burden. He questioned the feedback they had gotten back from the community.

Councilmember Reagin stated that it is hard to agree to add more cars on this road. He asked when this would be started if it got approved.

Mayor Taylor asked if there would be any ADA-accessible homes.

#### ADJOURNMENT

Mayor Taylor called for a motion to adjourn the City Council Public Hearing meeting at 5:20 P.M.

Motion made by Councilmember Shirley, Seconded by Councilmember Bagley.

Voting Yea: Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_ Roman Gaddis, Mayor Pro-tem

Attest: \_\_\_\_\_ Mary Csukas, City Clerk



# CITY OF DAHLONEGA

## Council Work Session Minutes

December 18, 2023, 4:00 PM

Gary McCullough Council Chambers, Dahlongega City Hall

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision – Dahlongega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlongega, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

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### OPEN MEETING

Mayor Taylor called the City Council Work Session of December 18th, 2023, to order at 5:24 P.M.

### PRESENT

Mayor JoAnne Taylor  
Councilmember Johnny Ariemma  
Councilmember Ryan Reagin  
Councilmember Ross Shirley  
Councilmember Lance Bagley

### APPROVAL OF AGENDA

Mayor Taylor called for a motion to approve the agenda.

Motion made by Councilmember Reagin, Seconded by Councilmember Bagley.

Voting Yea: Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

### BOARD & COMMITTEES

1. Dahlongega Downtown Development Authority/Main Street – November 2023, Ariel Alexander, Downtown Development Director

Director Alexander thanked everyone for attending Dahlongega's 190th Birthday.

DEPARTMENT REPORTS AVAILABLE AT: <https://dahlongega.gov/category/departments-reports/>

Mayor Taylor read a list of everything the City Council has accomplished this year. The list of accomplishments is incorporated as an attachment to these minutes.

Councilmember Ariemma stated that the police department is doing a great job. He asked if there was a way to have more City Police Officers patrolling the Downtown area between 8:00 P.M. and 12:00 AM. He stated there was a lot of traffic and activity in that period.

City Manager Martin stated she would discuss this request with Police Chief Albert.

### APPOINTMENT, PROCLAMATION & RECOGNITION: (Vote at Council Meeting)

2. Reappointment to Housing Authority - Janet Tolbert, JoAnne Taylor, Mayor

City Manager Martin went over Janet Tolbert's reappointment to the Housing Authority. Councilmember Bagley asked what the requirements are to be a part of the Housing Authority. City Manager Martin responded that there must be one resident member, the executive director must be a member, and the remaining members are comprised of those who live within the city limits.

3. Discussion of Appointment to Downtown Development Authority, JoAnne Taylor, Mayor  
Director Alexander reviewed the two Downtown Development Authority applications with the Mayor and Council.

Mayor Taylor stated that the Downtown Development Authority suggests people with a background in real estate and business experience.

4. Discussion of Appointment to Cemetery Committee, JoAnne Taylor, Mayor  
City Engineer Buchanan reviewed the Cemetery Committee applications with the Mayor and Council.

Mayor Taylor asked if the by-laws should be changed. Director Buchanan will review with the committee.

Councilmember Reagin told the cemetery committee they are doing a great job.

Councilmember Bagley asked about the time they have to wait to get back on the committee. Director Buchanan stated the time is one year.

Councilmember Shirley asked if there were any requirements to be on the Cemetery Committee and if he could read the by-laws for each committee and commission. City Manager Martin will send the requested by-laws.

Councilmember Reagin asked if the college would still be involved with the Cemetery Committee. Mayor Taylor stated that they would only be getting volunteers from UNG.

5. Appointment to Historic Preservation Commission, JoAnne Taylor, Mayor

City Manager Martin reviewed the Historic Preservation Commission applications with the Mayor and Council.

Councilmember Reagin asked if there is anything put on social media or in the newspaper about these openings. City Manager Martin stated that the applications are on the City of Dahlonega website.

6. Appointment to the Planning Commission, JoAnne Taylor, Mayor

City Manager Martin reviewed the Planning Commission applications with the Mayor and Council. She recommends from staff that these appointments only be for one year. This can be revisited next year after reviewing zoning ordinances.

Councilmember Shirley asked if boards could be changed into committees.

City Manager Martin stated that there are laws that require a quorum but that this could be looked into.

#### COMMENTS – PLEASE LIMIT TO THREE MINUTES

City Clerk Ms. Csukas had no comments.

City Manager Martin had no comments.

City Attorney Parks complimented the City Council on their accomplishments this year.

City Council Comments-

Councilmember Ariemma stated that he hopes everyone has a Merry Christmas and has much to be thankful for.

Councilmember Reagin stated that everyone has done a great job this year.

Councilmember Shirley complimented staff on Christmas in Dahlonga and how they are doing amazingly.

Councilmember Bagley complimented Jane on a well-done Christmas, and the city staff is doing great.

Mayor Taylor thanked the council for everything they have done this year.

ADJOURNMENT

Mayor Taylor called for a motion to adjourn the City Council Work Session meeting at 5:47 P.M.

Motion made by Councilmember Ariemma, Seconded by Councilmember Reagin.

Voting Yea: Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley



# City Council Agenda Memo

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**DATE:** January 11, 2024  
**TITLE:** IGA Dahlonega Lumpkin SPLOST  
**PRESENTED BY:** Allison Martin, City Manager  
**STRATEGIC PRIORITIES:** Communication

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## **AGENDA ITEM DESCRIPTION:**

An IGA between Dahlonega and Lumpkin County for a SPLOST continuation referendum, the orderly distribution of proceeds, the project lists, and other legal descriptions.

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## **HISTORY/PAST ACTION:**

The city and county have previously met and voted on the distribution percentage and shared the proposed projects. The city attorney has reviewed the document.

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## **FINANCIAL IMPACT:**

Without an IGA, the sales tax can only be collected for five years which amounts to a loss in the total program of ~\$5.5 million. With an IGA, the sales tax can be collected for six years. Sales tax programs are essential in carrying out capital needs for local governments without issuing a property tax levy, general obligation debt, or raising rates in enterprise funds.

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## **RECOMMENDATION:**

It is the recommendation of staff that this IGA be approved.

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## **SUGGESTED MOTIONS:**

I make a motion to approve the IGA between the City of Dahlonega and Lumpkin County for the 2026 SPLOST.

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## **ATTACHMENTS:**

IGA Dahlonega Lumpkin County SPLOST

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**INTERGOVERNMENTAL AGREEMENT  
BETWEEN LUMPKIN COUNTY AND THE CITY OF DAHLONEGA  
FOR THE USE AND DISTRIBUTION OF PROCEEDS  
FROM THE  
2026 SPECIAL PURPOSE LOCAL OPTION SALES TAX  
FOR CAPITAL OUTLAY PROJECTS**

THIS INTERGOVERNMENTAL AGREEMENT is dated as of January 16, 2024, and is entered into by and between LUMPKIN COUNTY, GEORGIA, a political subdivision of the State of Georgia (the “County”), and the CITY OF DAHLONEGA, the sole municipal corporation of the State of Georgia within the County (the “City”).

W I T N E S S E T H:

WHEREAS, Article IX, Section III, Paragraph I(a) of the Georgia Constitution (the “Intergovernmental Contracts Clause”) authorizes, among other things, any county, municipality or other political subdivision of the State of Georgia to contract, for a period not exceeding fifty years, with another county, municipality or political subdivision or with any other public agency, public corporation or public authority for joint services, for the provision of services, or for the joint or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or provide; and

WHEREAS, the County is authorized pursuant to O.C.G.A. Section 48-8-110 *et seq.*, as amended (the “Sales and Use Tax Act”) to levy and collect a one percent sales and use tax (the “Sales and Use Tax”) for the purpose of funding capital outlay projects (the “Projects”); and

WHEREAS, the Sales and Use Tax Act authorizes the County and the City to enter into an “intergovernmental agreement” (as defined in the Sales and Use Tax Act) pursuant to the Intergovernmental Contracts Clause in order to, among other things, identify the Projects that will be funded with the Sales and Use Tax; and

WHEREAS, the County and the City are entering into this Agreement in order to identify the Projects that will be funded with the Sales and Use Tax; and

WHEREAS, the notice and meeting requirements contained in the Sales and Use Tax Act have been satisfied.

NOW, THEREFORE, for and in consideration of the premises and undertakings as hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County and the City DO HEREBY AGREE, as follows:

**ARTICLE 1.  
EFFECTIVE DATE**

This Agreement shall become effective upon its execution and delivery and shall continue in effect until the Sales and Use Tax terminates in accordance with the Sales and Use Tax Act and until all funds collected therefrom have been distributed in accordance with this Agreement. Notwithstanding the foregoing, this Agreement shall terminate immediately if the referendum is not passed by the voters.

**ARTICLE 2.  
REPRESENTATIONS**

The City makes the following representations as the basis for the undertakings on its part herein contained:

(a) The City is a municipal corporation duly created and organized under the Constitution and laws of the State. Under the Constitution and laws of the State, the City is authorized to execute, deliver and perform its obligations under this Agreement. The City has duly authorized the execution, delivery and performance of this Agreement. This Agreement is a valid, binding and enforceable obligation of the City.

(b) No approval or other action by any governmental authority or agency or other person is required in connection with the execution, delivery and performance of this Agreement by the City, except as shall have been obtained as of the date hereof.

(c) The authorization, execution, delivery and performance by the City of this Agreement do not violate its charter, any ordinances or resolutions of the City or the laws or Constitution of the State and do not constitute a breach of or a default under any existing court order, administrative regulation, or other legal decree, or any agreement, indenture, mortgage, lease, note or other instrument to which it is a party or by which it is bound.

(d) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, pending or, to the knowledge of the City, threatened against or affecting the City (or, to the knowledge of the City, any meritorious basis therefor) (i) contesting or questioning the existence of the City or the titles of the present officers of the City to their offices or (ii) wherein an unfavorable decision, ruling or finding would (A) adversely affect the enforceability of this Agreement or (B) materially adversely affect the transactions contemplated by this Agreement.

(e) The City is not in violation of the laws or Constitution of the State and is not in default under any existing court order, administrative regulation, or other legal decree, or any agreement, indenture, mortgage, lease, note or other instrument to which it is a party or by which it is bound.

(f) The City is a “qualified municipality” within the meaning of the Sales and Use Tax Act.

The County makes the following representations as the basis for the undertakings on its part herein contained:

(a) The County is a political subdivision duly created and organized under the Constitution and laws of the State. Under the Constitution and laws of the State, the County is authorized to execute, deliver and perform its obligations under this Agreement. The County has duly authorized the execution, delivery and performance of this Agreement. This Agreement is a valid, binding and enforceable obligation of the County.

(b) No approval or other action by any governmental authority or agency or other person is required in connection with the execution, delivery and performance of this Agreement by the County, except as shall have been obtained as of the date hereof.

(c) The authorization, execution, delivery and performance by the County of this Agreement do not violate any ordinances or resolutions of the County or the laws or Constitution of the State and do not constitute a breach of or a default under any existing court order, administrative regulation, or other legal decree, or any agreement, indenture, mortgage, lease, note or other instrument to which it is a party or by which it is bound.

(d) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, pending or, to the knowledge of the County, threatened against or affecting the County (or, to the knowledge of the County, any meritorious basis therefor) (i) contesting or questioning the existence of the County or the titles of the present officers of the County to their offices or (ii) wherein an unfavorable decision, ruling or finding would (A) adversely affect the enforceability of this Agreement or (B) materially adversely affect the transactions contemplated by this Agreement.

(e) The County is not in violation of the laws or the Constitution of the State and is not in default under any existing court order, administrative regulation, or other legal decree, or any agreement, indenture, mortgage, lease, note or other instrument to which it is a party or by which it is bound.

[Remainder of Page Intentionally Left Blank]

**ARTICLE 3.  
PROJECT PROVISIONS**

The City and the County agree, as follows:

(a) The Projects shall consist of “County Projects” and “City Projects.” The County Projects, the City Projects and their estimated costs are set forth below:

<u>County Projects</u>	<u>Estimated Cost</u>
Acquisition of Pinetree Recreation Center	\$6,688,062
Airport Improvements	112,500
Economic Development	250,000
Animal Shelter	2,658,000
Emergency Services	6,825,000
Parks and Recreation	1,571,000
Renovations and repairs to existing County-owned facilities	6,248,000
Recycling	750,000
Road Department Pole Barn	30,000
Information Technology	150,000
Sheriff’s Office	291,438
Water and Sewer	250,000
Total	<u>\$25,824,000</u>

<u>City Projects</u>	<u>Estimated Cost</u>
Parking Facilities	\$ 500,000
City Hall Expansion	3,500,000
Tower Radio Read Meter System	1,200,000
Equalization Basin Wastewater Treatment Plant	1,101,560
Vehicle equipment and materials maintenance facility	<u>1,200,000</u>
Total	<u>\$7,501,560</u>

Each of the Projects may include the acquisition of land, equipment, vehicles, construction and renovation of facilities and parking areas, and other capital costs related to such Project.

(b) The County shall own and operate the County Projects. The City shall own and operate the City Projects.

(c) The County shall be responsible for paying or providing for all the costs of operating, maintaining and insuring the County Projects. The City shall be responsible for paying or providing for all the costs of operating, maintaining and insuring the City Projects.

(d) The County shall supervise or cause the supervision of the acquisition, construction and equipping of the County Projects. Unless otherwise agreed to in writing, the City shall supervise or cause the supervision of the acquisition, construction and equipping of the City Projects.

(e) The costs of the Projects set forth above are estimates based upon the estimated Sales and Use Tax collections and the needs of the County and the City at the time this Agreement is executed. The parties acknowledge that the actual Sales and Use Tax collections may vary from the estimated amounts and that the needs of the County and/or the City may change. Therefore, the County has the sole right to determine how much it will spend on the County Projects, and the City has the sole right to determine how much it will spend on the City Projects. The County and the City are not required to spend the amounts set forth above for the Projects if the Projects can be completed for a lesser amount or the actual Sales and Use Tax collections are less than estimated. Furthermore, the County and the City may spend more than the amounts set forth above for the Projects. Notwithstanding the foregoing, a Project may not be abandoned in its entirety unless the parties agree, and the provisions of the Sales and Use Tax Act are satisfied.

(f) The County may fund the County Projects in any order or priority it may deem necessary or convenient, and the City may fund the City Projects in any order or priority it may deem necessary or convenient.

**ARTICLE 4.  
CALLING REFERENDUM**

The County agrees that it will take all actions necessary to call a referendum, to be held in all the voting precincts in the County, on May 21, 2024, or on such other date as the County and the City shall mutually agree, for the purpose of submitting to the qualified voters of the County for their approval, the question of whether or not the Sales and Use Tax shall be imposed for 24 calendar quarters (six years) for the purpose of funding the Projects. The County shall pay for the costs of the referendum.

**ARTICLE 5.  
COLLECTION TERM; DIVISION AND DISTRIBUTION OF SALES AND USE TAX**

(a) By virtue of the parties' entry into this Agreement and based upon the Sales and Use Tax Act, the Sales and Use Tax shall be collected for a period of six years.

(b) The County shall receive 77.49% of the Sales and Use Tax proceeds (the "County's Portion") and the City shall receive 22.51% of the Sales and Use Tax proceeds (the "City's Portion") each year, including Sales and Use Tax proceeds collected in excess of the estimated collections of \$33,325,560. Should the City cease to exist as a legal entity before all funds are distributed under this Agreement, the City's Portion subsequent to such dissolution shall be paid to the County as part of the County's Portion unless an act of the Georgia General Assembly makes the defunct City part of another successor City. If such an act is passed, the

City's Portion shall be paid to the successor City in addition to all other funds to which the successor City would otherwise be entitled.

(c) The Sales and Use Tax shall be collected by the County and shall be deposited into a special trust fund held separate and apart from all other funds of the County (the "Sales Tax Account"). Within the Sales Tax Account, the County shall create or cause to be created two subaccounts: the "County Account" and the "City Account." Sales and Use Tax proceeds that will be used to fund County Projects shall be deposited into the County Account; and Sales and Use Tax Proceeds that will be used to fund City Projects shall be deposited into the City Account. Amounts on deposit in the City Account shall be disbursed by the County to the City once each month within 10 business days of the County's receipt thereof. Each disbursement shall be made by check unless the City provides written wire transfer instructions to the County and pays all costs associated with such wire transfer. The City shall create and maintain a separate account for the receipt and disbursement of the City's Portion of the Sales and Use Tax proceeds. The City shall not commingle the Sales and Use Tax proceeds with any other funds.

## **ARTICLE 6. RECORD KEEPING**

(a) The County shall keep detailed records of the Sales Tax Account, including all of its sub-accounts, in accordance with the Sales and Use Tax Act and generally accepted accounting procedures. The City shall have the right to review and be provided copies of all such records upon request to the County; provided, however, the County must be given reasonable notice for such an inspection and any such inspection shall only be made during regular business hours at the location where records are maintained.

(b) The County and the City shall keep a record of each and every of its Projects for which the proceeds of the Sales and Use Tax are used. A schedule shall be included in each annual audit which shows for each such Project the original estimated cost, the current estimated cost if it is not the original estimated cost, amounts expended in prior years and amounts expended in the current year. The auditor shall verify and test expenditures sufficient to provide assurances that the schedule is fairly presented in relation to the financial statements. The auditor's report on the financial statements shall include an opinion, or the disclaimer of an opinion, as to whether the schedule is presented fairly in all material respects in relation to the financial statements taken as a whole. In the event that either party does not comply with the requirements of this paragraph, the other party shall not be held liable in any manner for such noncompliance.

(c) Not later than 180 days following the close of each fiscal year, the County and the City shall publish annually, in a newspaper of general circulation in the boundaries of the County or the City, as applicable, and in a prominent location on the local government website, if a website is maintained, a simple nontechnical report which shows for each of its Projects the original estimated cost, the current estimated cost if it is not the original estimated cost, amounts expended in prior years, amounts expended in the current year, any excess proceeds which have not been expended for a Project, estimated completion date, and the actual completion cost of a Project completed during the current year. In the case of road, street, and bridge Projects, such information shall be in the form of a consolidated schedule of the total original estimated cost,

the total current estimated cost if it is not the original estimated cost, and the total amounts expended in prior years and the current year for all such Projects and not a separate enumeration of such information with respect to each such individual road, street, or bridge Project. The report shall also include a statement of what corrective action the County or the City intends to implement with respect to a Project which is underfunded or behind schedule. In the event that either party does not comply with the requirements of this paragraph, the other party shall not be held liable in any manner for such noncompliance.

**ARTICLE 7.  
EXCESS PROCEEDS**

The County and the City do not anticipate that there will be any excess proceeds. They anticipate having Projects that need to be funded throughout the term of the Sales and Use Tax. However, in the event that the County funds all of the County Projects, the County may use its excess proceeds to pay its general obligation debt (if any) or to reduce its ad valorem taxes and in the event the City funds all of the City Projects, the City may use its excess proceeds to pay its general obligation debt (if any) or reduce its ad valorem taxes.

**ARTICLE 8.  
MISCELLANEOUS**

(a) Any controversy arising under this Agreement shall be submitted to arbitration pursuant to the provisions of O.C.G.A. Sections 9-9-1 *et seq.*, as amended (the “Arbitration Code”). Such arbitration shall in all respects be governed by the provisions of the Arbitration Code, and the parties hereto shall comply with and be governed by the provisions of the Arbitration Code.

(b) Should any phrase, clause, sentence or paragraph herein contained be held invalid or unconstitutional, it shall in nowise affect the remaining provisions of this Agreement, which said provisions shall remain in full force and effect.

(c) This Agreement may be executed in several counterparts, each of which shall be an original but all of which shall constitute one and the same instrument.

(d) This Agreement shall be construed and enforced in accordance with the laws of the State of Georgia.

(e) This Agreement, including any attachments or exhibits, constitutes all of the understandings and agreements existing between the County and the City with respect to distribution and use of the Sales and Use Tax proceeds. Furthermore, this Agreement supersedes all prior agreements, negotiations and communications of whatever type, whether written or oral, between the County and the City with respect to distribution and use of the Sales and Use Tax proceeds.

(f) It is the intention of the County and the City to comply in all respects with the Sales and Use Tax Act, and all provisions of this Agreement shall be construed in light of the Sales and Use Tax Act.

IN WITNESS WHEREOF, the parties hereto, acting by and through their duly authorized officers, have caused this Agreement to be executed in multiple counterparts under seals as of the day and year first above written.

LUMPKIN COUNTY, GEORGIA

(SEAL)

By: \_\_\_\_\_  
Chris Dockery, Chairman

Attest: \_\_\_\_\_  
Melissa Z. Witcher, Clerk

CITY OF DAHLONEGA, GEORGIA

(SEAL)

By: \_\_\_\_\_  
Roman Gaddis, Mayor Pro-Tem

Attest: \_\_\_\_\_  
Mary Csukas, Clerk



# City Council Agenda Memo

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**DATE:** January 11, 2024  
**TITLE:** Resolution 2024-01 Authorizing IGA Dahlonega Lumpkin SPLOST  
**PRESENTED BY:** Allison Martin, City Manager  
**STRATEGIC PRIORITIES:** Communication

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## AGENDA ITEM DESCRIPTION:

A resolution authorizing an IGA between Dahlonega and Lumpkin County for a SPLOST continuation referendum. The resolution also documents that events required by law were fulfilled.

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## HISTORY/PAST ACTION:

The city and county have previously met and voted on the distribution percentage. The city attorney has reviewed the document.

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## FINANCIAL IMPACT:

Without an IGA, the sales tax can only be collected for five years which amounts to a loss in the total program of ~\$5.5 million. With an IGA, the sales tax can be collected for six years.

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## RECOMMENDATION:

It is the recommendation of staff that this resolution be approved.

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## SUGGESTED MOTIONS:

I make a motion to approve Resolution 2024-01.

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## ATTACHMENTS:

Resolution 2024-01 Authorizing IGA Dahlonega Lumpkin SPLOST

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**CITY OF DAHLONEGA**

**RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH  
LUMPKIN COUNTY RELATING TO THE CONTINUATION OF A  
ONE PERCENT SALES AND USE TAX WITHIN LUMPKIN COUNTY**

WHEREAS, Article 3 of Chapter 8 of Title 48 of the Official Code of Georgia Annotated (the “Act”) authorizes the imposition of a one percent sales and use tax (the “Sales and Use Tax”) for the purpose, among other things, of financing certain capital outlay projects; and

WHEREAS, the City of Dahlonega (the “City”) and Lumpkin County, Georgia (the “County”) have determined that it is in the best interest of the citizens of the City and the County that the Sales and Use Tax be continued in the County for the purpose of funding certain capital outlay projects; and

WHEREAS, the Board of Commissioners of Lumpkin County delivered or mailed a written notice (the “Notice”) to the Mayor of the City, the sole municipality located within the County, regarding the continuation of the Sales and Use Tax; and

WHEREAS, the Notice contained the date, time, place and purpose of a meeting at which designated representatives of the County and the City met and discussed the possible projects for inclusion in the referendum, including County and City projects (collectively, the “Projects”); and

WHEREAS, the Notice was delivered or mailed at least 10 days prior to the date of the meeting, and the meeting was held at least 30 days prior the issuance of a call for the referendum; and

WHEREAS, the City and the County desire to enter into an Intergovernmental Agreement pursuant to the Sales and Use Tax Act and Article IX, Section III, Paragraph I(a) of the Georgia Constitution with respect to the Projects and the Sales and Use Tax; and

WHEREAS, a form of the Agreement is attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Dahlonega, as follows:

Section 1. Authorization of Intergovernmental Agreement. The execution, delivery and performance of the Intergovernmental Agreement are hereby authorized and approved. The Intergovernmental Agreement shall be executed by the Mayor and attested to by the Clerk. The Intergovernmental Agreement shall be in substantially the form attached hereto, subject to such changes, insertions or deletions as may be approved by the Mayor, and the execution of the Agreement by the Mayor as herein authorized shall be conclusive evidence of any such approval.

Section 3. General Authority. From and after the execution and delivery of the Intergovernmental Agreement, the proper officers, employees and agents of the City are hereby authorized, empowered and directed to do all such acts and things and to execute all such

documents and certificates as may be necessary to carry out and comply with the purposes and intent of this resolution or the provisions of the Intergovernmental Agreement.

Section 4. Ratification. All acts and doings of the officers, employees and agents of the City which are in conformity with the purposes and intent of this resolution and in furtherance of the execution, delivery and performance of the Intergovernmental Agreement are hereby ratified and approved.

Section 5. Conflicts. All other resolutions, or parts thereof, in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed.

Section 6. Effective Date. This resolution shall take immediate effect upon its adoption.

ADOPTED this 16th day of January, 2024.

CITY COUNCIL OF DAHLONEGA

(SEAL)

By: \_\_\_\_\_  
Roman Gaddis, Mayor Pro-Tem

**ATTEST:**

By: \_\_\_\_\_  
Mary Csukas, City Clerk

EXHIBIT A  
INTERGOVERNMENTAL AGREEMENT

CITY CLERK'S CERTIFICATE

The undersigned City Clerk of the City of Dahlonega (the "City") DOES HEREBY CERTIFY that the foregoing pages of typewritten matter pertaining to an Intergovernmental Agreement constitute a true and correct copy of the Resolution adopted by the City Council of Dahlonega on January 16, 2024 in a meeting duly called and assembled, which was open to the public and at which a quorum was present and acting throughout, and that the original of such Resolution appears of record in the Minute Book of the City, which is in the undersigned's custody and control.

WITNESS my hand and the official seal of the City, this 16<sup>th</sup> day of January, 2024.

\_\_\_\_\_  
Mary Csukas, City Clerk

(SEAL)



**DATE:** January 16, 2024  
**TITLE:** Ordinance 2024-01; Squaretail LLC application for property located on Alicia Lane  
**PRESENTED BY:** Doug Parks, City Attorney

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**AGENDA ITEM DESCRIPTION:**

This is a request for Squaretail, LLC to amend the zoning map of the City of Dahlonega, Georgia, by changing the zoning on a parcel of land owned by Steven H Fuller Jr. and William T Hardman Jr. Executor of Bill T. Hardman – the request is to change the 3.81+/- acres located at Alicia Lane (062A 075) from B-2 Highway Business District to R-3 multi-family or alternatively to remove the existing conditions for B-2 and remain in the B-2 category.

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**HISTORY/PAST ACTION:**

The matter was tabled at the January 2<sup>nd</sup> meeting.

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**FINANCIAL IMPACT:**

N/A

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**RECOMMENDATION:**

The consultant recommends only one minor adjustment to the ordinance previously presented. It is now ready for action by the council to approve the ordinance rezoning the property or to deny it, or other action.

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**SUGGESTED MOTIONS:**

Motion to approve or to deny as may be the wish of the council.

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**ATTACHMENTS:**

Ordinance 2024-01

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**CITY OF DAHLONEGA  
ORDINANCE 2024-01**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF DAHLONEGA, GEORGIA, BY CHANGING THE ZONING CONDITIONS ON A PARCEL OF LAND OWNED BY STEVEN H. FULLER JR. AND WILLIAM T HARDMAN JR., EXECUTOR OF THE BILL HARDMAN ESTATE, FOR 3.81+/\_ ACRES LOCATED ON ALICIA LANE (062A 075) AND BEING IN THE B-2 HIGHWAY DISTRICT.**

**BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF DAHLONEGA, GEORGIA, AS FOLLOWS:**

**SECTION I.**

That from and after the passage of this Ordinance the lands described in the Legal Description incorporated into this Ordinance shall remain zoned and so designated on the Zoning Map of the City of Dahlonega in classification B-2 (Highway Business District); however, the conditions currently in place shall be changed to those set forth herein. All aspects of the development shall as a condition conform to a further detailed site plan to be submitted before the commencement of any development activities and to be approved by the Zoning Administrative Officer before the issuance of any permits or other approvals and shall further be subject to and conform to the revised conditions set forth herein which are as follows:

- (1) Development is approved as generally shown on the Conceptual Condo Layout (dated 10-20-2023) described in the project narrative, modified as necessary for compliance with the conditions herein and developed standards enforced at the time of the site plan approval. Revisions to site plan can be approved by the Zoning Administrative Officer during the Development Review/Land Disturbance Permit process provided that the revisions do not increase the number of units or buildings; decrease required greenspace, amenity areas, or buffers; change the design or materials of the units; reduce the approved parking count; or reduce required landscaping. Fire marshal approvals in the ordinary course of the development process shall be required as necessary.
- (2) The front setback for the development shall be 35 feet, as required by Section 2001. The setback along the boundary line with the Village at Crown Mountain condominium shall also be 35 feet. The Conceptual Condo Layout shall be amended so that the development meets the setback requirement. Alternatively, the applicant may pursue relief through the variance process, as provided for in Section 2405.
- (3) The development shall be approved for 10 duplexes and a maximum of 20 units and shall contain no fewer than one parking space per bedroom.
- (4) The duplexes shall have a Mountain architectural theme consistent with the architectural examples provided as part of the application.
- (5) The development shall be developed in accordance with the City's zoning code Section 1005, residential condominium development regulations and shall meet all applicable state laws, including the Georgia Condominium Act. The proposed site plan shall be revised so that the development is served by a single point of access to Alicia Lane approved by the Zoning Administrative Officer in consultation with the City Engineer.

- (6) Prior to the issuance of any development permits, the applicant, to the extent deemed necessary by the city engineer, shall be required to obtain a traffic study (prepared to the specifications provided by the city engineer) completed that examines the safety of the proposed site access points/driveways to Alicia Lane as well as parking, access geometry and construction standards, turn around area and related elements. Any recommendations of the traffic study shall be the sole responsibility of the applicant and/or developer and shall be implemented as a condition to this rezoning. The City Engineer shall at a minimum require sight distance calculations by a licensed engineer or surveyor for his review.
- (7) Short-term rentals (rental of all or part of a residence for less than 30 days) shall be prohibited. Also rentals of any type by the room shall be prohibited. These prohibitions shall be stipulated in the mandatory restrictive covenants and condominium documents recorded for the development.
- (8) Site access/driveways shall be designed in such a way that passenger vehicles and commercial delivery vehicles can turn around and depart property forward, increasing the safety of the site access.
- (9) Pedestrian sidewalks shall be required along the property line bordering Alicia Lane.

## **LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lots 987 and 988 of the 12th District, 1st Section of the City of Dahlonega, Lumpkin County, Georgia, consisting of 4.902 acres, more or less, and being more particularly set out on a plat of survey dated July 3, 2002, prepared for Bill T. Hardman by William H. Collins, Georgia Registered Land Surveyor. This plat is recorded in Plat Cabinet 1, Slide 116, Plat 104, Lumpkin County Records, and is incorporated herein by reference for a more detailed description.

**Less and except:** All that tract or parcel of land lying and being in Land Lot 987 of the 12th District, 1st Section of the City of Dahlonega, Lumpkin County, Georgia, consisting of 1.090 acres, more or less, and being more particularly set out on a plat of survey dated June 29, 2005, prepared for Thomas C. Field by John T. Gaston, Georgia Registered Land Surveyor. This plat is recorded in Plat Cabinet 1, Slide 118, Plat 143, Lumpkin County Records, and is incorporated herein by reference for a more detailed description.

## **SECTION II.**

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

## **SECTION III.**

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

## **SECTION IV.**

The effective date of this Ordinance shall be upon approval by the City Council of Dahlonega, Georgia.

**APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2024 BY THE MAYOR AND COUNCIL  
OF THE CITY OF DAHLONEGA, GEORGIA.**

\_\_\_\_\_  
Roman Gaddis, Mayor Pro-Tem

Attest:

\_\_\_\_\_  
Mary Csukas, City Clerk



# City Council Agenda Memo

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**DATE:** January 9, 2024  
**TITLE:** Lime Slurry Tank Purchase  
**PRESENTED BY:** Allison Martin, City Manager & John Jarrard, JWS  
**STRATEGIC PRIORITIES:** Infrastructure

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## AGENDA ITEM DESCRIPTION:

Lime Slurry Tank Purchase

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## HISTORY/PAST ACTION:

The city council approved the lime slurry tank improvement project for the Wastewater Treatment Plant in the FY2024 budget. The project was bid and came in over budget due to the state requirement of a double-walled tank. Staff recommends purchasing the tank and waiting on approval of the federal government budget before proceeding with this lime slurry tank project in full. A 30-day price guarantee was given, and by purchasing directly, the city preserves the price and the apparent low bidder is willing to give a credit on their bid for the amount of the tank. The city is expected to receive \$350,000 in a direct Congressional allocation upon funding of the federal government in February 2024. Receipt of these funds would cover the difference in the budget versus bid and allow this project to be completed without an adverse impact to the enterprise fund's operating budget. This project has been approved by the State and our insurance company requires that we complete this project for the safety of staff and the security of our chemical room.

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## FINANCIAL IMPACT:

Sufficient funds are budgeted to cover the purchase of the tank.

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## RECOMMENDATION:

Staff recommends proceeding with the purchase of the tank to preserve the price.

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## SUGGESTED MOTIONS:

I make a motion to approve the purchase of the lime slurry tank for \$125,000.

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## ATTACHMENTS:

Bid tabulation

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ATLANTA  
AUGUSTA  
ST. SIMONS ISLAND

December 21, 2023

Mayor and Council  
City of Dahlonega  
465 Riley Road  
Dahlonega, Georgia 30533

Attention: Mr. John Jarrard, Water Director

Via Electronic Mail: jarrardwater@windstream.net

Re: City of Dahlonega  
Lime Slurry System  
Project No. 232361

Dear Mr. Jarrard:

We have checked the bids received December 14, 2023 on subject project. Below is a tabulation of the bids received.

<i>Contractor</i>	<i>Total Amount Bid</i>
1. Willow Construction, Inc. Powder Springs, Georgia	\$799,400.00
2. F.S. Scarbrough, LLC Peachtree City, Georgia	\$867,167.02

As indicated, the low bidder is Willow Construction, Inc. of Powder Springs, Georgia. Since the low bidder appears to have adequate experience, technical ability and financial capability to complete the project, we recommend contract award be made to Willow Construction, Inc. of Powder Springs, Georgia in the amount of \$799,400.00.

We have enclosed a certified tabulation of the bids received and a sample resolution the City should consider adopting. Please forward us a copy of the City's signed resolution to award.

If you have any questions concerning our recommendation, please call us.

Yours truly,

Greg Ashworth, P.E.

GJA:km  
Enclosures

cc: Ms. Allison Martin, City Manager (via email, w/enclosures)

**RESOLUTION**

WHEREAS bids were received by the City of Dahlonega, Georgia on December 14, 2023, for the Lime Slurry System, and

WHEREAS the low, responsible, responsive bidder is Willow Construction, Inc. of Powder Springs, Georgia with a bid in the amount of \$799,400.00, and

WHEREAS the low bidder, Willow Construction, Inc., appears to have the necessary financial and technical ability to complete the project,

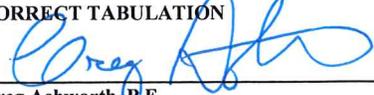
BE IT THEREFORE resolved the City of Dahlonega, Georgia hereby makes contract award of the construction contract to the low bidder, Willow Construction, Inc. of Powder Springs, Georgia, in the amount of \$799,400.00.

THIS RESOLUTION was passed by a vote of \_\_\_\_ to \_\_\_\_ at a regular meeting of the Mayor and Council on \_\_\_\_\_.

**CITY OF DAHLONEGA, GEORGIA**

\_\_\_\_\_  
JoAnne Taylor, *Mayor*

Attest: \_\_\_\_\_  
*City Clerk*

  
 Greg Ashworth, P.E.  
 Turnipseed Engineers  
 Atlanta, Georgia

CITY OF DAHLONEGA, GEORGIA LIME SLURRY SYSTEM	Willow Construction, Inc. Powder Springs, Georgia	F.S. Scarbrough, LLC Peachtree City, Georgia
<b>Item 1</b> For furnishing all materials and performing all labor necessary for installation of a complete lime slurry system, including earth excavation, dewatering, backfill, grading, concrete, piping, valves, mechanical (excluding the cost of Major Mechanical Equipment listed in Item No. 2), painting, electrical, erosion control and other work and appurtenances for the completion of the work as shown on the Drawings and/or specified, the lump sum amount of:	\$381,708.00	\$442,285.02
<b>Item 2</b> For furnishing and installing Major Mechanical Equipment		
Equipment and Manufacturer	PRICE	BASE BID
a. Lime Slurry System - Section 6.11		
Mfr. Cal-Flo	\$403,692.00	\$402,132.00
Subtotal amount bid, Items 1 through 2 inclusive, the amount of:	\$785,400.00	\$844,417.02

**EXTRA WORK IF ORDERED BY ENGINEER**

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
3.	25	CY	CRUSHED STONE STABILIZATION (including excavation and disposal of unsuitable material)	\$80.00	\$2,000.00	\$350.00	\$8,750.00
4.	5	CY	ROCK EXCAVATION	\$400.00	\$2,000.00	\$800.00	\$4,000.00
5.	1	LS	SPARE PARTS ALLOWANCE	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Subtotal Amount Bid, Items 3 through 5 Inclusive, the amount of:					\$14,000.00		\$22,750.00
<b>TOTAL AMOUNT BID, DIVISION ONE ITEMS 1 THROUGH 5 INCLUSIVE, THE AMOUNT OF:</b>					<b>\$799,400.00</b>		<b>\$867,167.02</b>

**SUBSTITUTE EQUIPMENT**

The Bidder may offer at his own option the bid price and name of other makes of equipment which he desires to substitute for specified names designated by him in Item 2 of the proposal. The Bidder is referred to Section 8 of these Specifications for "Substitute Equipment" requirements.

SECTION	DESCRIPTION	PRICE	PRICE
_____	Mfr. _____	_____	_____
_____	Mfr. _____	_____	_____
_____	Mfr. _____	_____	_____