

**AGENDA**  
**CITY COUNCIL REGULAR MEETING AND WORK SESSION**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, December 16, 2024**  
**5:00 P.M.**

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1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
  - a. Approve Minutes
    - Regular Meeting held December 2, 2024
    - Executive Session held December 2, 2024
  - b. Approve the Two Year Appointment of Municipal Court Judge Ronald Reemsnyder and Agreement
  - c. Approve 2025 Professional Services
  - d. Approve 2025 Mayor and Council Board Designations and Compensation
  - e. Approve Intergovernmental Agreement with Dawson County: 2025 Municipal Election
8. Employee Recognition

**PUBLIC HEARING**

9. ZA-C2500044: Habitat for Humanity-NCG has petitioned to rezone 3.128 acres, Located at Stegall Place (TMP D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009, & D01 047 010) from R-2 (Single-Family Residential District) to RCT (Residential Cottage). The applicant is proposing 22 cottages. Public Hearing Dates: Planning Commission on Monday, December 09, 2024, and City Council on Monday, December 16, 2024. City Council for a decision on Thursday, January 9, 2025.

**BUSINESS**

10. FY 2023-2024 Financial Audit
11. 2025 Vape Licenses
12. Dawson County Board of Education: Request for Development and Building Permit Fee Waiver
13. Resolution No. R2024-08: RAISE Grant
14. Georgia Power Company: Grant Support of Feasibility Study of a Cannery and Shared Kitchen Business Incubation Project
15. Camera System Upgrade
16. 2025 Mayor Pro Tempore Appointment

**STAFF REPORTS**

17. Bob Bolz, City Manager
18. Robin Gazaway, Finance Director

**MAYOR AND COUNCIL REPORTS**

**EXECUTIVE SESSION, IF NEEDED:** Pending or Potential Litigation, Real Estate Acquisition and/or Personnel

**RESERVED FOR POTENTIAL ACTION ON EXECUTIVE SESSION ITEMS, IF NEEDED**

**ADJOURNMENT**

*The next scheduled City Council meeting is Thursday, January 9, 2025*

*Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.*



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7

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SUBJECT: CONSENT AGENDA

CITY COUNCIL MEETING DATE: 12/16/2024

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PURPOSE FOR REQUEST:

**CONSIDERATION AND APPROVAL OF ITEMS BELOW; SEE ATTACHED SUPPORTING DOCUMENTS**

- a. Approve Minutes
    - Regular Meeting held December 2, 2024
    - Executive Session held December 2, 2024
  - b. Approve the Two-Year Appointment of Municipal Court Judge Ronald Reemsnyder and Agreement
  - c. Approve 2025 Professional Services
  - d. Approve 2025 Mayor and Council Board Designations and Compensation
  - e. Approve Intergovernmental Agreement with Dawson County: 2025 Municipal Election
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DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7a

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SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 12/16/2024

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BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from:      Annual Budget      Capital Budget Other     

Budget Amendment Request from Reserve:      Enterprise Fund      General Fund

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PURPOSE FOR REQUEST:

**TO APPROVE THE MINUTES FROM:**

- **REGULAR MEETING HELD DECEMBER 2, 2024**
  - **EXECUTIVE SESSION HELD DECEMBER 2, 2024**
- 

HISTORY/ FACTS / ISSUES:

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OPTIONS:

**AMEND OR APPROVE AS PRESENTED**

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Beverly Banister, City Clerk

**MINUTES**  
**CITY COUNCIL REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, December 2, 2024**  
**5:00 P.M.**

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1. **CALL TO ORDER:** Mayor Walden called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember William Illg, Councilmember Sandy Sawyer, Councilmember Mark French, Councilmember Caleb Phillips, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utility Director Jacob Barr, Finance Director Robin Gazaway, Downtown Development Director Amanda Edmondson and Planning Director Ron Haynie.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Illg.
4. **ANNOUNCEMENTS:** The Mayor invited the public to the 165<sup>th</sup> Anniversary Celebration of the City to be held this evening at the Gordon Pirkle Room starting at 6:00 pm. He also wished the City Manager, Bob Bolz, a Happy Birthday.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. French; second by W. Illg. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** None
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a-c) made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.
  - a. Approve Minutes
    - Regular Meeting and Work Session held November 18, 2024
  - b. Approve Equipment Lease Agreement for Printer in Planning & Zoning
  - c. Approve FY 2025 Local Maintenance and Improvement Grant (LMIG): ***Approved project to soil cement, repave and repair sidewalks on Maple Street South and to approve a 30% match of \$14,817.96 out of the FY 2025 budget; funding will be combined with FY 2023 and FY 2024 LMIG funding.***

**BUSINESS**

8. **PROCLAMATION: CELEBRATING THE 165<sup>TH</sup> ANNIVERSARY OF THE CITY OF DAWSONVILLE:** Mayor Walden read the proclamation.
9. **FY 2023-2024 FINANCIAL AUDIT PRESENTATION BY ALEXANDER, ALMAND & BANGS:** Rachel Miller, CPA from Alexander, Almand & Bangs, presented the audit report of the City's financial statements of the governmental activities for the fiscal year July 1, 2023 through June 30, 2024 and reviewed some key areas of the audit. The City received a clean opinion of the financial statements.

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***City Manager Bolz read a proclamation he just received from Representative Will Wade concerning the celebration of the City's 165th anniversary.***

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10. **RESOLUTION NO. R2024-06: ADOPT THE DAWSON COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:** Motion to approve Resolution No. R2024-06 as presented made by C. Phillips; second by M. French. Vote carried unanimously in favor. (Exhibit "A")
11. **CONSIDERATION OF CITY HALL EARLY CLOSURE ON DECEMBER 17, 2024:** Motion to approve the closure of City Hall on Tuesday, December 17, 2024 from 11:30 am – 4:30 pm to accommodate for a Christmas luncheon for the staff and to pay the staff for the time off made by M. French; second by S. Sawyer. Vote carried unanimously in favor.

**MAYOR AND COUNCIL REPORTS:**

Councilmember Illg stated the weather is cold and to check on your neighbors.

Councilmember Sawyer announced she attended Leadership Dawson this month with Downtown Director Edmondson. The theme was poverty and they visited Rick-Rack, the Senior Center and participated in a poverty simulation. She invited Director Edmondson to share her thoughts on the day. Director Edmondson stated how hard it is for families and individuals to get by in these times and she is thankful for the community and the many resources provided within Dawson County.



**MINUTES**  
**CITY COUNCIL REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, December 2, 2024**  
**5:00 P.M.**

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Mayor Walden expressed his appreciation for all who helped with the Christmas program and was grateful to see the community come out for the event.

**EXECUTIVE SESSION**

At 5:20 p.m. a motion to close regular session and go into executive session for real estate acquisition, pending/potential litigation and/or personnel was made by M. French; second by W. Illg. Vote carried unanimously in favor.

At 5:47 p.m. a motion to close executive session was made by M. French; second by W. Illg. Vote carried unanimously in favor.

Motion to resume regular session was made by M. French; second by C. Phillips. Vote carried unanimously in favor.

**RESERVED FOR POTENTIAL ACTION ON EXECUTIVE SESSION ITEMS, IF NEEDED**

Attorney Tallant explained he is requesting the City's approval of a resolution in support of the City of Milton's efforts to have the Georgia Supreme Court take up a case in which the City was issued a judgement against them for an object that was in it's right-of-way.

Motion to approve Resolution No. R2024-07 in support of the City of Milton made by W. Illg; second by C. Phillips. Vote carried unanimously in favor. (Exhibit "B")

**ADJOURNMENT**

At 5:50 p.m. a motion to adjourn the meeting was made by S. Sawyer; second by M. French. Vote carried unanimously in favor.

***Approved this 16<sup>th</sup> day of December 2024***

By: CITY OF DAWSONVILLE

\_\_\_\_\_  
John Walden, Mayor

\_\_\_\_\_  
Caleb Phillips, Councilmember Post 1

\_\_\_\_\_  
William Illg, Councilmember Post 2

\_\_\_\_\_  
Sandra Sawyer, Councilmember Post 3

\_\_\_\_\_  
Mark French, Councilmember Post 4

Attest: \_\_\_\_\_  
Beverly A. Banister, City Clerk

STATE OF GEORGIA  
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor John Walden, Councilmember Caleb Phillips, Councilmember William Ilig, Councilmember Sandra Sawyer and Councilmember Mark French; being duly sworn, state under oath that the following is true and accurate to the best of their knowledge and belief:

1. The City of Dawsonville Council met in a duly advertised meeting on December 2, 2024.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 5<sup>20</sup> p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)

Consultation with the City Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the City or any officer or employee or in which the City or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and \_\_\_\_\_;

Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);

Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

Other \_\_\_\_\_ as provided in: \_\_\_\_\_.

This 2<sup>nd</sup> day of December 2024; By the City of Dawsonville, Mayor and Council:

  
\_\_\_\_\_  
John Walden, Mayor

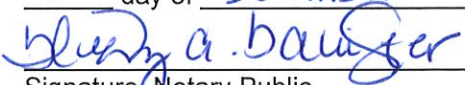
  
\_\_\_\_\_  
Caleb Phillips, Councilmember Post #1

  
\_\_\_\_\_  
William Ilig, Councilmember Post #2

  
\_\_\_\_\_  
Sandra Sawyer, Councilmember Post #3

  
\_\_\_\_\_  
Mark French, Councilmember Post #4

Sworn to and subscribed before me this 2 day of December, 2024

  
\_\_\_\_\_  
Signature, Notary Public

My Commission expires: Feb 18, 2024



**RESOLUTION NO. R2024-06**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DAWSONVILLE TO ADOPT THE DAWSON COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN 2024-2029 UPDATE**

**WHEREAS**, Dawson County and the City of Dawsonville recognize that it is threatened by a number of different natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

**WHEREAS**, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

**WHEREAS**, a Hazard Mitigation Plan is a community's plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

**WHEREAS**, the Dawson County Multi-Jurisdictional Hazard Mitigation Plan 2024 – 2029 Update has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

**WHEREAS**, the Plan will be updated every five years;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of Dawson County, Georgia and the Mayor and Council of the City of Dawsonville each meeting in respective session, that:

1. Dawson County, Georgia, the City of Dawsonville have adopted the Dawson County Multi-Jurisdictional Hazard Mitigation Plan 2024 – 2029 Update; and
2. It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Dawson County and the City of Dawsonville.

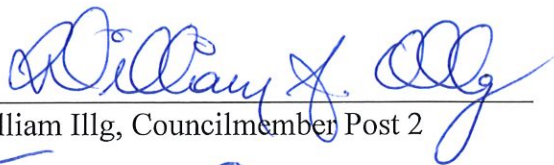
**PASSED, APPROVED AND ADOPTED** by the Mayor and Council of the City of Dawsonville, Georgia in regular session this 2 day of December, 2024.

**MAYOR AND DAWSONVILLE CITY COUNCIL**

By: \_\_\_\_\_

  
John Walden, Mayor

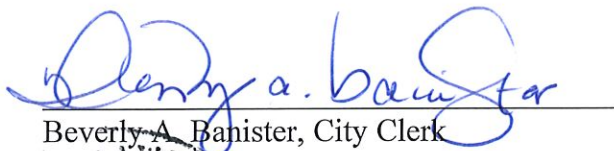
  
Caleb Phillips, Councilmember Post 1

  
William Illg, Councilmember Post 2

  
Sandy Sawyer, Councilmember Post 3

  
Mark French, Councilmember Post 4

ATTEST:

  
Beverly A. Banister, City Clerk





**RESOLUTION NO. R2024-07**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DAWSONVILLE, GEORGIA (The “CITY”) AUTHORIZING PARTICIPATION IN AN AMICUS BRIEF IN THE CHANG V. CITY OF MILTON APPEAL**

**WHEREAS**, there is presently pending before the Court of Appeals and/or Supreme Court of Georgia an appeal of a civil lawsuit that, at the trial court level, was referred to as Chang, et. al. v. City of Milton, State Court of Fulton County, Case No. 18EV004442;

**WHEREAS**, the case involves a claim of liability against the City of Milton for personal injuries due to a 2016 vehicle collision with a fixed obstruction (a masonry planter) located on City-owned right of way where the obstruction was outside the motoring lanes of travel;

**WHEREAS**, the masonry planter had been at the same location since 1992 and had never been the subject of a complaint or prior accident;

**WHEREAS**, at the trial court, the City of Milton was found to be partially at fault and a jury awarded money damages against the City of Milton of \$35,000,000;

**WHEREAS**, the Court of Appeals affirmed the findings of the trial court, City of Milton v. Chang, et. al., 2024 WL 4195584 (Chang appellate ruling);

**WHEREAS**, the Court of Appeals ruled that the “*planter...was a hazard for vehicles leaving the travel lanes*” and that its presence “*renders the use of these thoroughfares more hazardous;*”

**WHEREAS**, the CITY is concerned by the Court of Appeals decision finding that a municipality may be liable for fixed obstructions located outside the motoring lanes of travel where the obstruction had never been the subject of a prior collision or complaint;

**WHEREAS**, the CITY believes the Court of Appeals decision is inconsistent with existing legal precedent and should be overturned; and,

**WHEREAS**, the CITY believes the financial implications of the Court of Appeals decision could be devastating for Georgia municipalities.

**NOW THEREFORE BE IT RESOLVED**, that the CITY does hereby authorize participation in an amicus brief before the Georgia Supreme Court asking that the Chang appellate ruling be taken by the Supreme Court and reversed. An amicus brief so tendered may include the City’s name as a participating party.

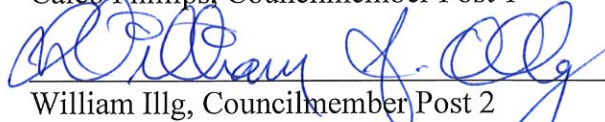
This 2<sup>nd</sup> day of December, 2024.

*(Signatures on following page)*

**MAYOR AND DAWSONVILLE CITY COUNCIL**

By:   
John Walden, Mayor

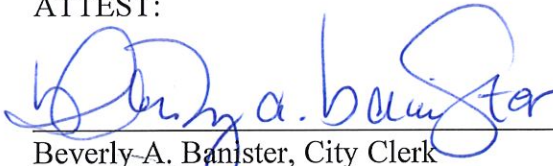
  
Caleb Phillips, Councilmember Post 1

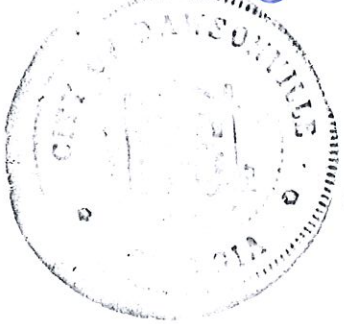
  
William Illg, Councilmember Post 2

  
Sandy Sawyer, Councilmember Post 3

  
Mark French, Councilmember Post 4

ATTEST:

  
Beverly A. Banister, City Clerk





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7b

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SUBJECT: **APPROVE TWO-YEAR APPOINTMENT OF MUNICIPAL COURT JUDGE RONALD REEMSNYDER AND AGREEMENT**

CITY COUNCIL MEETING DATE: 12/16/2024

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BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from:      Annual Budget      Capital Budget Other     

Budget Amendment Request from Reserve:      Enterprise Fund      General Fund

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PURPOSE FOR REQUEST:

**TO APPROVE THE TWO-YEAR APPOINTMENT OF MUNICIPAL COURT JUDGE RONALD REEMSNYDER AND AGREEMENT**

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HISTORY/ FACTS / ISSUES:

- **JUDGE REEMSNYDER HAS AGREED TO SERVE A TWO-YEAR TERM**
- **HE HAS SERVED THE CITY SINCE 2018**

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OPTIONS:

**APPROVE, AMEND OR TABLE**

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Beverly A. Banister, City Clerk

**CITY OF DAWSONVILLE INDEPENDENT CONTRACTOR SERVICE  
AGREEMENT WITH MUNICIPAL COURT JUDGE RON REEMSNYDER**

This Agreement by and between the City of Dawsonville, a Georgia municipal corporation, hereinafter referred to as the “City,” and Ronald D. Reemsnyder, hereinafter referred to as the “Municipal Court Judge” or “Judge”, is as follows:

**WHEREAS**, the City Council has appointed Ronald D. Reemsnyder to serve as Judge of the City’s Municipal Court through an Independent Contractor Service Agreement and not as a City employee; and

**WHEREAS**, Ronald D. Reemsnyder has accepted the appointment and confirmation and desires to enter into this Agreement with the City to provide services to the City as Judge; and

**WHEREAS**, Ronald D. Reemsnyder understands this Agreement involves overseeing part-time court staff, who are employees of the City; and,

**NOW, THEREFORE**, in consideration of the mutual covenants, conditions and terms contained herein, the City and Ronald D. Reemsnyder agree as follows:

**1. INDEPENDENT CONTRACTOR STATUS:**

This Agreement does not create and shall not be construed to create an employee, representative, joint venture, or partnership relationship between the City and the Judge. Neither Party is an agent of the other Party for any purpose. Accordingly:

Judge shall provide Services as an independent contractor, and Judge shall not be considered an employee of the City for any purpose;

Judge, and Judge’s agents and subcontractors, including, but not limited to any Judges Pro Tempore, shall not be entitled to, and shall not receive from City in connection with Services any workers’ compensation coverage, insurance coverage, pension, profit sharing, paid vacation, sick leave disability or similar benefit normally provided by City to its employees, except as expressly provided under the Benefits section below;

Judge retains sole and exclusive liability and shall withhold and/or pay all taxes and contributions required to be withheld and/or paid under federal and state income tax laws, unemployment compensation acts, social security acts, and all other legislation requiring employer contributions or withholdings, with respect to all Services provided hereunder, in a timely manner;

Judge is solely responsible for paying his own business expenses, and expenses will only be reimbursed as set forth in this Agreement; and



Judge is free to perform services for any other client that does not create a conflict of interest to his service to the City.

At all times during the term of this Agreement, neither party will function as or represent itself to be the other party or its agent, and no officer, employee, or agent of one party shall hold himself or herself out to be an officer, employee, or agent of the other party.

**2. TERM OF APPOINTMENT:**

Ronald D. Reemsnyder accepts the appointment of Judge of the Municipal Court of the City in accordance with the provisions of the City Charter and Ordinances as supplemented by this Agreement for a term commencing upon execution of this Agreement and terminating on December 31, 2026 unless earlier terminated as described below.

The Judge shall be, and remain, an attorney admitted to practice law in the State of Georgia. The Judge must also be a citizen of the United States of America and the State of Georgia. The Judge must comply with all other requirements for service as a municipal court judge, including but not limited to complying with all training requirements. The Judge shall immediately report to the City Council any change affecting his membership in good standing in the Georgia Bar Association and any training deficiencies.

**3. SCOPE OF SERVICES:**

The Judge shall perform all duties legally prescribed for a judicial officer serving as a Judge of a lawfully constituted Municipal Court according to the requirements of the Georgia Constitution, the Official Code of Georgia, the Code of Judicial Conduct, the Uniform Rules of Municipal Courts of the State of Georgia and such other rules as may be prescribed by the Supreme Court of the State of Georgia. In addition, the Judge shall act in accordance with any published opinions of the Judicial Qualifying Committee and the terms of any applicable Judicial Emergency Order. The Judge shall preside over all pre-trial conferences, cases, trials, and hearings or arrange for a Judge Pro Tempore to do so. The Judge also shall perform the duties described in section 4.

The Judge shall at all times faithfully and to the best of his ability administer activities of the court, assign and hear all cases and fulfill obligations of the Court as established by State or local law, rule, statute, regulation and City ordinance.

The Judge shall appoint Judges Pro Tempore for vacation, affidavits of prejudice, recusal from a pending case, illness and required judicial continuing education and training. Before appointing a Judge Pro Tempore, the Judge shall confirm that he or she is an attorney admitted to practice law in the State of Georgia, a member in good standing with the Georgia Bar Association, and current in all training requirements. The Judge may appoint only Judges Pro Tempore who have been approved by the City Council to serve as Judges Pro Tempore.

The Judge shall instruct all Judges Pro Tempore concerning procedures and customary sentences in order to promote uniformity to the greatest extent possible, and shall provide a copy of this Agreement to the Judges Pro Tempore and obtain their agreement to comply with applicable terms during the Judge's absence.

**4. JUDICIAL INDEPENDENCE AND ADMINISTRATION:**

The Judge and all Judges Pro Tempore are independent from the City when performing judicial responsibilities and nothing contained herein shall be construed to interfere with a judge when performing judicial duties. The Judge, or any Judge Pro Tempore serving in the absence of the Judge, is solely responsible for judicial decisions. Judicial decisions include, but are not limited to, establishment of a standard bail schedule if the judge deems appropriate, establishment of a standard fine schedule for use with violations that do not require court appearances, determination of fines and punishment in individual cases, determination of bail in individual cases, establishment of standing orders regarding offenses for which cash bail is not required, determination of financial ability, determination of conditions of probation, determination of liability, and determination of eligibility for indigent defense and for alternatives to monetary penalties including community service and penalty or fine reductions.

Furthermore, the Judge is responsible for doing the following:

- in coordination with the City Attorney and the Court Clerk approving court forms and procedures necessary for the proper exercise of constitutional rights and other compliance with the law, and updating such forms and procedures as necessary
- in coordination with the City Attorney and the Court Clerk providing proper training of court staff and officials subject to the Judge's direction and control about court procedures and the use of approved court forms, and updating such training as necessary
- ensuring that court staff and officials subject to the Judge's direction and control use approved forms, follow approved procedures and comply with applicable provisions of the Code of Judicial Conduct, court rules, ordinances and statutes
- notifying the City Council of any Judicial Emergency Orders and any actions required to comply with such Orders, including, but not limited to actions that impact remote technology needs, city buildings, and city staff
- notifying the City Council of additional resources necessary to ensure compliance with applicable laws and rules
- notifying the City Council of service provider performance deficiencies
- reviewing quarterly reports and other communications of the Georgia Department of Community Supervision Misdemeanor Probation Oversight program and taking any actions the Judge deems necessary or appropriate

The Court Clerk shall be appointed by the City Council and shall serve as an At-Will employee of the City. The Court Clerk and all court staff other than the Judge are City employees subject to City rules and regulations. However, they are subject to the Judge's direction and control when performing duties for the court. Their salaries, benefits, hours of work and working conditions shall be established by the City.

The Judge understands that court staff adhere to the same applicable personnel policies as other City employees. The Parties agree that the Judge will participate in the review and amendment of any such policies to ensure that they recognize the unique nature of court employment and the Judge's responsibilities with respect to court employees. The Judge acknowledges the Court Clerk may perform other duties for the City that are not in conflict with the separation of powers.

The Judge will confer with the City Manager to coordinate administrative activities concerning City procedures, policies and the budget in an effort to retain and insure consistency and common practices throughout the City.

**5. COMPENSATION:**

The Judge's compensation for Services is set forth below:

The Judge will be paid a per diem of \$200 per day for all court hearing dates, training dates or other required days of work regardless of the number of hours worked each day.

All required training and costs for associated travel shall be reimbursed by the City in accordance with the City's reimbursement protocols and applicable law.

The Judge's compensation may be increased, but not decreased, during the Judge's term of office.

The Judge's compensation shall be determined annually on January 1. This salary shall constitute compensation for all responsibilities and duties in the administration of the Municipal Court.

Any Judge Pro Tempore will be paid a per diem of \$200 per day for court hearing dates regardless of the number of hours worked. Judges Pro Tempore shall not be entitled to any training costs or compensation or other benefits or payments from the City.

**6. METHOD OF PAYMENT:**

The Judge, or any Judge Pro Tempore, shall send invoices to the City Manager and payment will be made within 30 days or less.

**7. BENEFITS:**

The Judge is not eligible for any benefits offered by the City to employees.

**8. TERM OF AGREEMENT and RENEWAL:**

The Judge's term of office and the term of this Agreement shall be for a period beginning upon the execution of this Agreement and ending on December 31, 2026 unless renewed by action of the City Council for successive one-year terms prior to December 31 of each year for the upcoming year.

**9. CONTRACT ADMINISTRATION:**

This Agreement shall be administered by the City Manager. Any written notices to be served on either party shall be served or mailed to the following addresses, with a copy by email:

**IF TO THE CITY:**

Bob Bolz, City Manager  
City of Dawsonville  
415 Hwy. 53 East, Ste 100  
Dawsonville, GA 30534  
[citymanager@dawsonville-ga.gov](mailto:citymanager@dawsonville-ga.gov)  
(706) 265-3256

**IF TO THE JUDGE:**

Ronald D. Reemsnyder  
10738 Big Canoe  
Jasper, GA 30143  
[rdeemsnyder@gmail.com](mailto:rdeemsnyder@gmail.com)  
(404) 861-9798

**10. TERMINATION OF AGREEMENT:**

This Agreement may be terminated during the Judge's term of office as follows:

- By the Judge if he provides a minimum of 30 days written notice prior to his effective date of termination, unless otherwise mutually agreed by the parties.
- By the City only as provided in O.C.G.A. Section 36-32-2.1.

**11. MERGER AND AMENDMENT:**

This Agreement contains the entire understanding of the City and the Judge with respect to the matters set forth herein, and any prior or contemporaneous understandings are merged herein. This Agreement shall not be modified except by written instruments executed by the City and Judge hereto.

This Agreement shall be governed under the laws of the State of Georgia, and any dispute regarding this Agreement shall be resolved in Dawson County Superior Court, State of Georgia.

**12. SEVERABILITY**

If any provision of this Agreement or their application to any circumstance is held invalid, the remainder of this Agreement and their application to other circumstances is not affected.

**IN WITNESS WHEREOF** the parties hereto do hereby execute this Agreement.

CITY OF DAWSONVILLE, GEORGIA

MUNICIPAL COURT JUDGE

By: \_\_\_\_\_  
John Walden, Mayor

By: \_\_\_\_\_  
Ronald D. Reemsnyder

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Beverly A. Banister, City Clerk

Approved as to Form:

\_\_\_\_\_  
Kevin Tallant, City Attorney

DRAFT



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7c

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SUBJECT: APPROVE 2025 PROFESSIONAL SERVICES

CITY COUNCIL MEETING DATE: 12/16/2024

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO APPROVE RENEWAL OF PROFESSIONAL SERVICES FOR 2025**

---

HISTORY/ FACTS / ISSUES:

**SEE ATTACHED LIST**

---

OPTIONS:

---

RECOMMENDED SAMPLE MOTION:

---

REQUESTED BY: Beverly A. Banister, City Clerk



## City of Dawsonville City Council

John Walden, Mayor  
Caleb Phillips, Councilmember Post #1  
William Illg, Councilmember Post #2  
Sandra Sawyer, Councilmember Post #3  
Mark French, Councilmember Post #4

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
Office (706) 265-3256 Fax (706) 265-4214  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

Robert Bolz  
City Manager  
Beverly Banister  
City Clerk

## **City of Dawsonville Professional Services for 2025**

- City Attorney – Tallant Howell
- Auditor – Alexander, Almand and Bangs, LLP
- Engineers – G. Ben Turnipseed Engineers, Inc.  
BField Engineering, LLC  
Civil Engineering Consultants, Inc.
- City Solicitor – Jonah Howell
- Testing of Wastewater – Environmental Management Services
- Geologist – A& S Environmental Services
- Repair/Installation of Water and Sewer Infrastructure – Townley Construction
- Airport Consultant Engineering Services – Lead Edge Design Group
- Long Term Water Quality Monitoring – Vanasse Hangen Brustlin, Inc.



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7d

---

SUBJECT: **APPROVE 2025 MAYOR AND COUNCIL BOARD DESIGNATIONS AND COMPENSATION**

CITY COUNCIL MEETING DATE: 12/16/2024

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BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from:      Annual Budget      Capital Budget Other     

Budget Amendment Request from Reserve:      Enterprise Fund      General Fund

---

PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL OF THE BOARD DESIGNATIONS FOR THE MAYOR AND COUNCIL FOR 2025 AND TO AUTHORIZE APPROVAL FOR PAYMENT OF ONE MEETING PER MONTH AS DESIGNATED WHEN ATTENDED**

---

HISTORY/ FACTS / ISSUES:

**ATTACHED LIST IS THE SAME DESIGNATIONS AS 2024**

---

OPTIONS:

**APPROVE, AMEND OR TABLE**

---

RECOMMENDED SAMPLE MOTION:

---

REQUESTED BY: Beverly A. Banister, City Clerk





## City of Dawsonville City Council

John Walden, Mayor  
Caleb Phillips, Councilmember Post #1  
William Illg, Councilmember Post #2  
Sandy Sawyer, Councilmember Post #3  
Mark French, Councilmember Post #4

415 Highway 53 East, Suite 100  
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Robert Bolz  
City Manager  
Beverly Banister  
City Clerk

## 2025 Mayor and Council Members Board Designations

- Planning Commission – Caleb Phillips
- Historic Preservation Commission – Mark French
- Downtown Development Authority – William Illg
  - Family Connection – Sandy Sawyer
  - Board of Health – Mark French
- Animal Control Board – Caleb Phillips
- Chamber of Commerce – Mayor or Mayor Pro-Tem
- Dawsonville History Museum – Mayor or Mayor Pro-Tem
  - GMA – Mayor or Mayor Pro-Tem
  - GMRC – Mayor or Mayor Pro-Tem

**Recommend authorization to approve payment of one meeting per month as designated when attended.**



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7e

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SUBJECT: APPROVE INTERGOVERNMENTAL AGREEMENT WITH DAWSON COUNTY:  
2025 MUNICIPAL ELECTION

CITY COUNCIL MEETING DATE: 12/16/2024

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL FOR THE INTERGOVERNMENTAL AGREEMENT WITH  
DAWSON COUNTY BOARD OF COMMISSIONS AND THE BOARD OF ELECTIONS TO CONDUCT THE  
2025 MUNICIPAL ELECTION**

---

HISTORY/ FACTS / ISSUES:

- **GENERAL ELECTION IS FOR COUNCILMEMBERS POST #2 AND POST #4**
- **BOARD HAS PREVIOUSLY ASSISTED THE CITY WITH ELECTIONS**
- **QUALIFYING FEES AND DATES WILL BE SET IN JANUARY 2025**

---

OPTIONS:

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RECOMMENDED SAMPLE MOTION:

---

REQUESTED BY: Beverly A. Banister, City Clerk

STATE OF GEORGIA  
COUNTY OF DAWSON

**INTERGOVERNMENTAL AGREEMENT BETWEEN DAWSON COUNTY, THE  
DAWSON COUNTY BOARD OF ELECTIONS AND REGISTRATION AND THE CITY  
OF DAWSONVILLE RELATING TO THE 2025 MUNICIPAL ELECTIONS IN THE CITY  
OF DAWSONVILLE**

**THIS INTERGOVERNMENTAL AGREEMENT**, by and between **DAWSON COUNTY**, a county government authorized by the laws of the State of Georgia (hereinafter referred to as the “County”), the **DAWSON COUNTY BOARD OF ELECTIONS AND REGISTRATION**, an appointed Board of Dawson County (hereinafter referred to as the “Board”) and the **CITY OF DAWSONVILLE**, a municipal corporation authorized by the laws of the State of Georgia (hereinafter referred to as the “City”) relating to municipal elections for the City;

**WITNESSETH:**

**WHEREAS**, the County by and through the Board conducts all county-wide and/or state-wide elections within Dawson County; and

**WHEREAS**, the Board has previously assisted the City with the conduct of the City elections; and

**WHEREAS**, the City has by ordinance authorized the County to conduct the City elections as contemplated by O.C.G.A. § 21-2-45; and

**WHEREAS**, the City has requested and the County has agreed to allow its Board to conduct on behalf of the City any city elections called for in the year 2025;

**NOW, THEREFORE**, for and in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

**1.**

With respect to any general municipal election and any specially called municipal election to be held in 2025, the Board shall conduct all such elections for the City at the Offices of the Board or such other precinct locations as determined by the Board. The City shall notify the Board as soon as reasonably practical of the intended date all such municipal elections.

**2.**

The Board shall perform all duties as set forth and labeled as “County” in Exhibit A attached hereto and incorporated herein by reference. The City shall perform all duties as set forth and labeled as “City” in Exhibit A attached hereto and incorporated herein by reference. To the limited extent legally necessary to affect the purposes of this agreement, the City hereby appoints the Board as its Municipal Superintendent and Absentee Ballot Clerk for municipal elections in accordance with O.C.G.A. §§ 21-2-70.1 and 21-2-380.1.

**3.**

Where the County is responsible for holding a non-City election on the same date as a City election, the City shall reimburse the County for only those additional expenses incurred by the Board that are specifically due to the City election; provided that if the only other simultaneous election held by the County is at the request of the Dawson County School Board, the City shall be responsible for the expenses incurred with respect to the

City election and the County shall make arrangements with the School Board for the costs of the election as pertains to the School Board matters. Except in the circumstances discussed in the preceding sentence, the City shall reimburse the County for all of the expenses incurred by the Board associated with any general or special municipal election. Expenses shall be submitted to the City within sixty (60) days of the conclusion of each election covered by this agreement (except as provided below), and such expenses shall be paid by the City within thirty (30) days of the date of such invoice. Should additional expenses arise more than thirty (30) days after the conclusion of each election (e.g. reasonable legal fees associated with responding to and redacting in connection with Open Records Act requests for election information when such requests seek documents submitted by the City to the County) the County shall promptly notify the City and shall have sixty (60) days from the date of incurring such expenses to request reimbursement, and the City shall thereafter have thirty (30) days to pay from the date of each such invoice.

**4.**

As a part of the duties of the Board, it shall perform all duties as superintendent of elections for the City during the term of this agreement; provided, however, that the Board shall have no responsibility hereunder with respect to the matters specifically reserved to the City in Exhibit A. In the event of a legal challenge to any City election, which legal challenge does not involve the alleged negligent, intentionally wrongful, or otherwise improper action of the Board, its agents or employees, the City shall at the request of the Board furnish legal counsel to the Board through its designated City Attorney or through other legal counsel concerning municipal election matters when deemed necessary by

the Board, but in no event shall this agreement give the City or its City Attorney the right to control the Board of Elections in municipal election matters, and will not bar the Board from seeking other legal counsel at its own expense

**5.**

This agreement may be terminated by either party by giving notice to the other party, in writing, of its intent to terminate this Contract agreement no fewer than one hundred twenty (120) days prior to the effective date of such termination. In the event of termination, any funds due to the County by the City for work performed by the Board through the date of termination shall be paid by the City no later than thirty (30) days following the date of termination of the agreement. This agreement shall expire upon completion of all duties by the parties, but in no event shall the agreement extend beyond 50 years.

**6.**

All elections conducted for the City by the Board shall be conducted in accordance with the provisions of Title 1 and Title 21 of the Official Code of Georgia Annotated and all other applicable laws.

**7.**

This agreement may be executed in multiple counterparts and all such counterparts shall be taken together so that they may constitute a completely executed agreement among the parties.

**IN WITNESS WHEREOF**, the parties hereto have executed this instrument to be effective as of January 1, 2025.

[SIGNATURES ON FOLLOWING PAGE]

**DAWSON COUNTY**

BY: \_\_\_\_\_  
Billy Thurmond, Chairman

ATTEST:

\_\_\_\_\_  
Kristen Cloud, County Clerk

Date: \_\_\_\_\_

**CITY OF DAWSONVILLE**

BY: \_\_\_\_\_  
John Walden, Mayor

ATTEST:

\_\_\_\_\_  
Beverly Banister, City Clerk

Date: \_\_\_\_\_

**DAWSON COUNTY BOARD OF ELECTIONS  
AND REGISTRATION**

BY: \_\_\_\_\_  
Dale Holland, Chairperson

ATTEST:

\_\_\_\_\_  
Assistant to Board of Elections

Date: \_\_\_\_\_

## MUNICIPAL ELECTION STRUCTURE

PERSONNEL	AFFILIATION	DUTIES
<b>CITY/COUNTY:</b>	City	Advertise Call for Election w/Qualifying (city prefers 2 weeks) City sets and publishes qualifying fees by February 1, 2025.
<b>COUNTY ELECTION SUPERINTENDENT:</b>	County	Candidate Qualification (fees made payable to City) (Qualifying times: Special called 2.5 days – General 4 days)
<b>COUNTY ELECTION SUPERINTENDENT:</b>	County	Inventory Absentee/Election Supplies
<b>COUNTY ELECTION SUPERINTENDENT:</b>	County/State	Design Ballot
<b>COUNTY ELECTION SUPERINTENDENT:</b>	State	Create Ballot Project
<b>COUNTY ELECTION SUPERINTENDENT:</b>	County/Tattnall Prtg.	Print ICC Scanner Ballots; Absentee/Provisional/Challenged/Emergency
<b>COUNTY TECHNICAL CUSTODIAN:</b>	County	Election Management System (EMS): Upload Project & Scanner Flash Cards Voting Equipment: Logic & Accuracy Procedure (L&A)
<b>COUNTY ELECTION SUPERINTENDENT</b>	County	Publish Sample Ballot
<b>COUNTY ELECTION SUPERINTENDENT</b>	County	Order Municipal Electors List
<b>COUNTY ELECTION SUPERINTENDENT</b>	County	Publish Notice of Election
<b>ADVANCE VOTING PRECINCT BOARD (3) :</b>	County	Absentee Mail-in NO ID / NO Reason required BMD Advance Voting PHOTO ID / NO Reason required
<b>ELECTION DAY PRECINCT BOARD (3):</b>	County	Conduct Election Day Voting – 7 A.M. – 7 P.M.
<b>ABSENTEE BALLOT TABULATION BOARD (3) :</b>	County	Tabulate votes – ICC & BMD Voting equipment
<b>COUNTY TECHNICAL CUSTODIAN</b>	County	Elections Management System (EMS): Download Election Results
<b>PROVISIONAL BALLOT PROCESSING (if applicable)</b>	County	Verify eligibility; process and count- include w/certification
<b>COUNTY ELECTION SUPERINTENDENT / BOER</b>	County	Election Consolidation / Certification





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 8

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SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 12/16/2024

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO RECOGNIZE AND PRESENT EMPLOYEE RECOGNITION**

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HISTORY/ FACTS / ISSUES:

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 9

---

SUBJECT: ZA-C2500044

CITY COUNCIL MEETING DATE: 12/16/2024

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST: **PUBLIC HEARING**

ZA-C2500044: Habitat for Humanity-NCG has petitioned to rezone 3.128 acres, Located at Stegall Place (TMP D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009, & D01 047 010) from R-2 (Single-Family Residential District) to RCT (Residential Cottage). The applicant is proposing 22 cottages. Public Hearing Dates: Planning Commission on Monday, December 09, 2024, and City Council on Monday, December 16, 2024. City Council for a decision on Thursday, January 9, 2025.

---

HISTORY/ FACTS / ISSUES:

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OPTIONS:

---

RECOMMENDED SAMPLE MOTION:

---

REQUESTED BY: Ron Haynie, Planning Director

Planning and Zoning Department  
415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

## **PLANNING STAFF REPORT**

**APPLICANT:** Hal Stringer for Habitat for Humanity – NCG

**AMENDMENT:** ZA C2500044

**REQUEST:** Rezone Six (6) adjacent lots from R2 to RCT (Residential Cottages)

**CURRENT ZONING:** R2

**SIZE:** Six (6) adjacent lots totaling 3.128 acres

**LOCATION:** Northwest quadrant of the intersection of Maple Street  
South and Stegall Place

**TAX PARCELS:** D01 047 010, D01 0470 009, D01 047 008, D01 047 007, D01 0047  
006, D01 047 005

**PLANNING COMMISSION HEARING DATE:** Monday, December 9, 2024

**CITY COUNCIL HEARING DATE:** Monday, December 16, 2024

### **APPLICANT PROPOSAL**

The applicant is proposing 22 individually parceled lots for 22 cottage style single family dwellings with a community center and common space.

### **SURROUNDING PROPERTIES**

To the west, south and east there are residential properties which have existed for several years. To the north is a county owned business use.

### **HISTORY**

The site has been wooded lots for decades and is zoned R-2, Habitat for Humanity has considered the site for less dense development.

### **ANALYSIS**

- This is the first time RCT zoning has been requested in the City, please refer to Article XXI. – RCT (Residential Cottage) ordinance provided in the agenda packet for complete zoning requirements.
- Please pay special attention to the parallel street parking on Stegall and consider how it will function logistically.

Planning and Zoning Department  
415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256

[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

- The proposal appears to provide the required number of parking spaces with stacked parking adjacent to the homes.
- The ordinance is not direct on the subject of amenities and one small structure is provided as a community center.
- On 12/09/2024 Planning Commission voted 3Y/2N to recommend that City Council approve the rezoning request.

#### **RECOMMENDATIONS**

- As this project is site plan specific, staff recommends considering the entire process along with the variance request(s) that will go before City Council on Thursday, January 9, 2025.
- Staff recommends that the Planning Commission, Mayor and City Council consider amenities to be included with the project.

Respectfully submitted,  
Planning Staff

## ARTICLE XXI. - RCT, RESIDENTIAL COTTAGE

## Sec. 2101. - Purpose and intent.

The trend toward smaller houses has become a social movement. People are choosing to downsize the space they live in, simplify, and live with less. People are embracing this life philosophy and the freedom that accompanies the smaller more economical house lifestyle. The residential cottage district is intended to provide single-family individual cottages and micro-planned/pocket developments with construction of small single-family cottages.

(Ord. of 12-3-2018)

## Sec. 2102. - Permitted uses.

1. The construction of single-family cottages as allowable by current building codes not to exceed 1000 square feet in size on a minimum of one acre of land.
2. Additionally, RTC will allow for the construction of single-family cottages as allowable by current building codes in groups as a micro-planned/pocket development with a density of eight units per acre with a minimum of six cottage units not to exceed 12 cottages units per cluster.

(Ord. of 12-3-2018)

## Sec. 2103. - Micro-planned/pocket development regulations.

1. Site plan approval by the planning commission and the mayor and council is required. Site lots should be designed and laid out in a clusters and shall have a central common area (see illustration).



2. Lots. Each cottage shall be located on its own lot of record, and subdivision plat approval shall be required in accordance with the City of Dawsonville Regulations. All other land areas within the micro-development shall be under common ownership.
3. Clusters shall consist of six to 12 cottage units. There shall be a minimum separation between clusters of 50 maintained in an undisturbed buffer.
- 4.

Streets. All streets within a micro-planned development shall be built to city specifications as provided in the city development regulations and dedicated to the city.

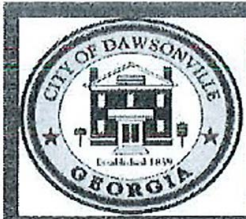
5. Parking. Insofar as practicable, common parking areas comprised of pervious pavement shall be provided with walkways to a central common area as well as to each cottage. Parking facilities shall be grouped with no less than three spaces each. Minimum parking required shall be two per cottage unit.
6. All structures must be either site built or industrialized (modular) homes and placed on a permanent foundation. Structures shall not be placed in a way which would block the occupants' view of the central common area.
7. Privacy between cottage units: Dwellings shall be designed so that no window peers into the living space of adjacent dwellings closer than 30 feet apart. This may be accomplished by:
  - a. "Nesting" dwellings with open and closed sides: the open side may have windows facing its own side or rear yard, while the closed side may have high windows, translucent windows, or skylights to bring in ample light while preserving privacy.
8. Open space/green space. The site shall be at a minimum 50 percent greenspace for micro-planned developments. Each unit shall have 300 square feet of private open space and a minimum of 3,000 square feet of common area open space. Additionally, At least 75 percent of the dwelling units of each cluster shall abut the common open space; and all of the dwelling units shall be within 60 feet walking distance measured from the nearest entrance of the dwelling along the shortest safe walking route to the nearest point of the common open space. The common open space shall have dwellings abutting at least two sides.
9. Buffers. A 50-foot undisturbed buffer shall be required along the property lines where a residential cottage micro-planned development abuts a zoning district other than RCT.
10. Amenity areas such as a community center, central gazebo, playgrounds, etc. are required.

(Ord. of 12-3-2018)

Sec. 2104. - Prohibited uses.

1. Commercial uses.
2. Industrial uses.
3. Animals, which individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects. Animals such as dogs and cats are permitted when their number in relation to area does not create a nuisance to neighbors. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages under the same provisions. No swine are permitted. Horses are prohibited on lots less than three acres.
4. Any use not permitted in accord with the terms hereof.

(Ord. of 12-3-2018)



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

Zoning Amendment
Application

ZA-C2500044

Application#: ZA C2500044

Applicant Name(s): Hal Stringer for Habitat for Humanity - NCG

Address: 814 Mimosa Blvd Bldg C City: Roswell, GA Zip: 30075

Cell Phone: [Redacted] Email: [Redacted]

Signature(s) Date

Property Address: Stegall Pl.

Directions to Property from City Hall: Take a right out of city hall onto Hwy 53. Follow Hwy 53 until you get to Maple St. Take a left and follow until you get to Stegall PL. Site is on your right directly.

Tax Map Parcel #: D01 047 010, D01 047 009, D01 047 008, D01 047 007, D01 047 006 & D01 047 005 Current Zoning: R-2

Land Lot(s): 439 & 446 District: 4TH Section: 1ST

Subdivision Name: The Cottages of Dawsonville Lot#

Acres: 3.128 ac Current use of property: Undeveloped and wooded

Has a past request of Rezone of this property been made before? No If yes, provide ZA#

The applicant request:

Rezoning to Zoning category: RCT Conditional Use permit for:

Proposed use of property if rezoned: Cottage style community

Residential # of lots proposed: 22 Minimum lot size proposed 1000 (Include Conceptual Plan)

Amenity area proposed Yes, if yes, what Community center

If Commercial: total building area proposed: (Include Conceptual Plan)

Utilities:(utilities readily available at the road frontage): Y Water Y Sewer Y Electric Natural Gas

Proposed Utilities:(utilities developer intends to provide) Y Water Y Sewer Y Electric Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Roadname: Stegall Pl Type of Surface: Asphalt

- Failure to complete all sections will result in rejection of application and unnecessary delays.
I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant: Hal Stringer

Date: 11-5-2024

Table with 2 columns: Office Use Only (Date Completed Application Rec'd, Date of Planning Commission Meeting, Date of City Council Meeting, Date of City Council Meeting, Approved by Planning Commission) and Application Status (Amount Paid, Dates Advertised, Rescheduled for next Meeting, Approved by City Council, Postponed).



**Property Owner Authorization**

I / We Habitat for Humanity - NCG hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) D01 047 010, D01 047 009, D01 047 008, D01 047 007, D01 047 006 & D01 047 005 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s), or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent Steve Napier  
Signature of Applicant or Agent [Signature] Date 11-5-24  
Mailing Address 814 Mimosa Blvd.  
City Roswell State GA Zip 30075

Sworn and subscribed before me on this 5<sup>th</sup> day of November 2024

[Signature]  
Notary Public, State of Georgia

My Commission Expires: 2/8/2028





## LETTER OF INTENT

Applicant                                      Ensite Civil Consulting on behalf of Habitat for Humanity

Subject Property                            3.128 total acres, consisting of Parcels D001 047 005-010 on Stegall Place

Current Zoning:                            R-2

Proposed Zoning:                          RCT (Residential Cottage)

Proposed Use:                              Develop a cottage community with <sup>22</sup>~~15~~ individual cottages, a Community Center, common area and other amenities.

Application:                                Rezone to RCT to allow for a cottage community and make available housing attainable to the workforce in our community.

ROW Access:                                Stegall Place

### PROPOSED USE

The applicant proposes to rezone the existing zoning of RA to RCT for Parcels D001 047 005-010. There is an extreme need for housing in general, but especially housing that is attainable for those working hard to serve our community, whether that be first responders, healthcare professionals, teachers and others who are struggling to find quality housing they can afford on their salaries. Habitat for Humanity vets all applicants and supports them in the journey towards home ownership. By proposing a small, innovative, cottage community with a community center, common areas and other amenities, while connecting directly to the City's pedestrian friendly network, this proposed community plans to bring a sense of place and purpose to those who can not find such an option in our growing community. With this rezoning request, the applicant would request additional variances:

1. RCT calls for a 50' Maintained undisturbed buffer, per city approval we would like to amend this to allow for a 30' Maintained exterior buffer and 50' exterior setback. A 50' exterior buffer around the 3.128 ac property restricts more than half the property. A 30' buffer will still provide the intended effect of providing a natural screen from adjoining properties, while also providing for a more significant common area central to this proposed community.
2. RCT states that individual houses may not exceed 1000 sq/ft. We respectfully request the City to allow for a maximum 1500 sq/ft homes, which will provide 3-bedroom options for families.

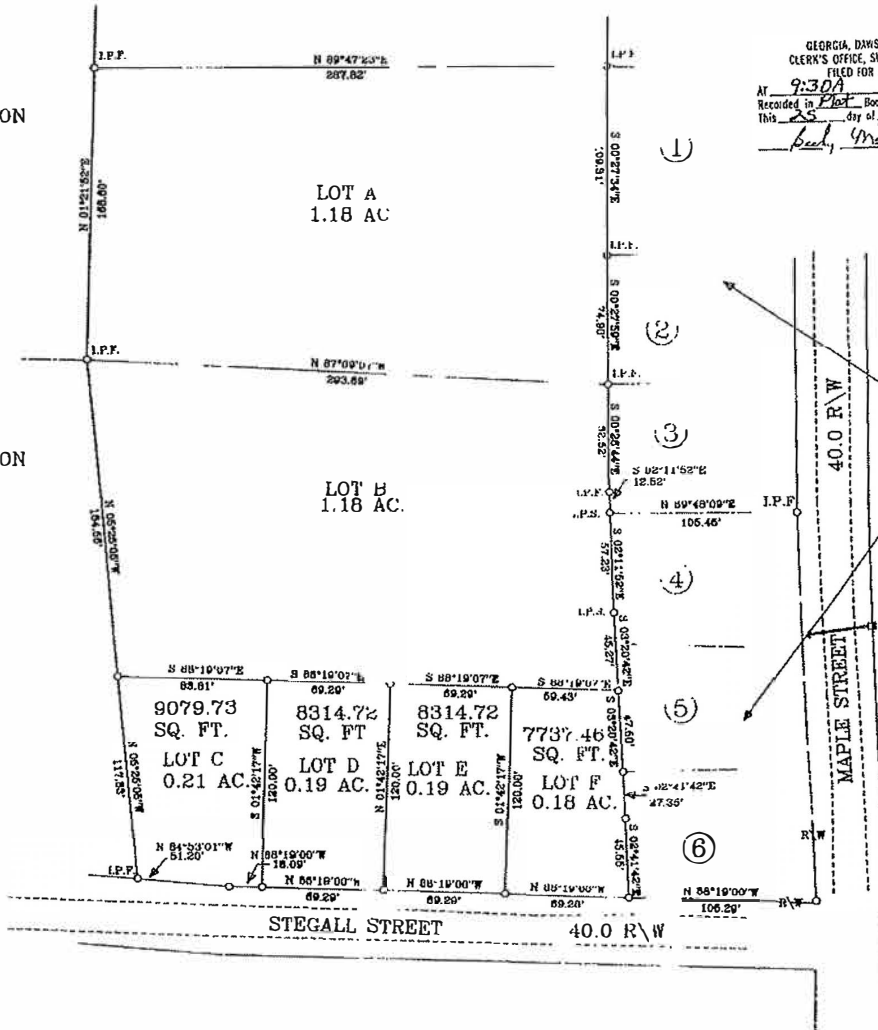
LEGEND:  
 I.P.F. IRON PIN FOUND  
 I.P.S. IRON PIN SET  
 LL LAND LOT  
 LLL LAND LOT LINE  
 N/F NOW OR FORMERLY

DAWSON COUNTY  
 CHILD DEVELOPMENT



N\F SLATON

N\F BRYSON

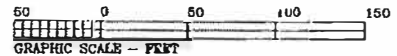


GEORGIA, DAWSON COUNTY  
 CLERK'S OFFICE, SUPERIOR COURT  
 FILED FOR RECORD  
 AT 9:30A JUL 25 2001  
 Recorded in Plat Book 25 Page 137  
 This 25 day of July 2001  
*Brad, McCas* CLERK

LOTS 1-6  
 MAPLE STREET SUBDIVISION  
 RECORDED IN PLAT BOOK 25  
 PAGE 11 DAWSON COUNTY  
 CLERK OF COURT

APPROVED  
 JUL 25 2001  
*Ob Casland*  
 FOR RECORDING

SURVEY FOR:  
 BRADLEY MILLER &  
 GREG HAYES



I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY HEREON, THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THE SAME IS TRUE AND CORRECT USING THE LATEST RECORDED DEEDS AND RECORDS TO THE BEST OF MY KNOWLEDGE AND BELIEF

*Richard H. Holcomb*

LOCATED IN:  
 LAND LOT 446 4TH. DISTRICT  
 FIRST SECTION  
 DAWSON COUNTY GEORGIA  
 DATE: 7-14-2001

HOLCOMB SURVEYING  
 115 WISCONSIN ST.  
 DEMOREST, GA 30535  
 706-778-6485  
 706-778-6580 FAX

THIS MAP OR PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 477,462 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 477,462 FEET, AND AN ANGULAR ERROR OF 0.0005 PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

EXHIBIT 'A'

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 446, 4TH DISTRICT, 1<sup>ST</sup> SECTION, DAWSON COUNTY, GEORGIA, AND BEING FULLY DESCRIBED ON A PLAT PREPARED BY RICHARD H. HOLCOMB, GEORGIA REGISTERED LAND SURVEYOR, DATED JULY 14, 2001; AND AS PER SAID PLAT, THE PROPERTY CONTAINS 3.13 ACRES, MORE OR LESS, BEING LOTS A, B, C, D, E AND F, SUBJECT PLAT RECORDED IN PLAT BOOK 51, PAGE 157, DAWSON COUNTY RECORDS. SAID PLAT IS HEREBY INCORPORATED BY REFERENCE.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO EASEMENTS FOR PUBLIC ROADS AND UTILITIES NOW IN USE.

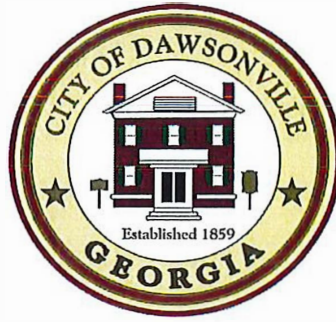
THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO ANY EASEMENTS OF RECORDS OR EASEMENTS LOCATED ON THE PROPERTY ABOVE DESCRIBED.

24RE-327

clw  
BM  
BA

**City Council:**

Caleb Phillips, Post 1  
William Illg, Post 2  
Sandy Sawyer, Post 3  
Mark French, Post 4



John Walden  
**Mayor**

Robert Bolz  
**City Manager**

Beverly Banister  
**City Clerk**

Ron Haynie  
Planning Director

Stacy Harris  
Zoning Admin Assistant

**Planning Commission:**

Vacant, at large  
Vacant, Post 1  
Josh Nichols, Post 2  
Randy Davis, Chairperson Post 3  
Ashley Stephenson, Post 4

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
Office (706)265-3256  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

**PUBLIC HEARING NOTICE**

The following public hearings will be conducted by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively, on the dates indicated below. Public hearings are conducted in the Council Chambers on the second floor at City Hall located at 415 Highway 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

.....

**ZA-C2500044:** Habitat for Humanity-NCG has petitioned to rezone 3.128 acres, Located at Stegall Place (TMP D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009, & D01 047 010) from R-2 (Single-Family Residential District) to RCT (Residential Cottage). The applicant is proposing 22 cottages . Public Hearing Dates: Planning Commission on Monday, December 09, 2024, and City Council on Monday, December 16, 2024. City Council for a decision on Thursday, January 9, 2025.

If you wish to speak on the request, please contact City Hall for a CAMPAIGN DISCLOSURE form. ***This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.***

*Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.*





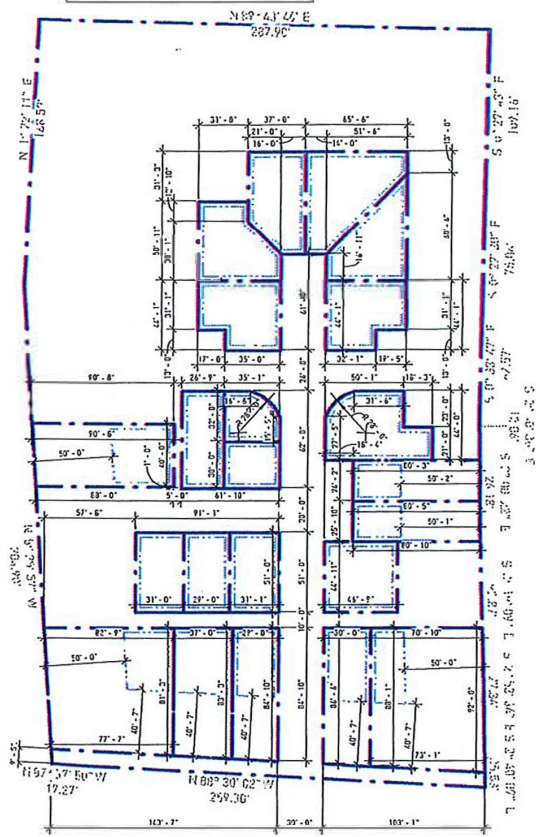




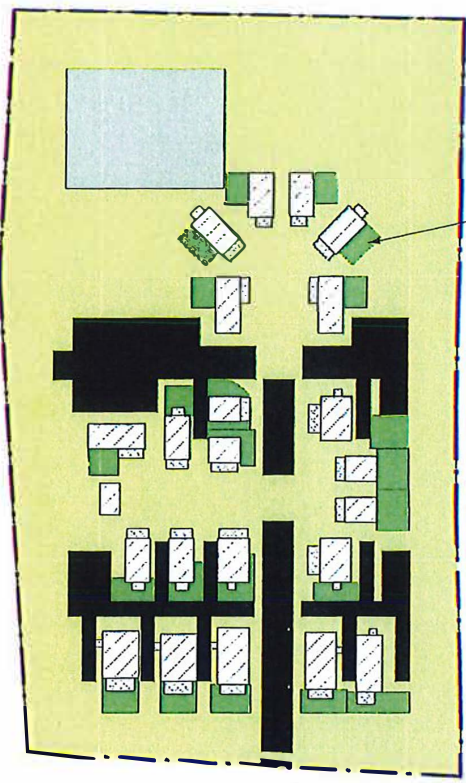
PROJECT INFORMATION		
N/A	3.13 ACRES (136,238.76 SF)	PARKING
MAX DENSITY	8 UNITS/ACRE = 25 UNITS	DRIVEWAY
BUFFER:	30'	SURFACE
SETBACK:	50'	ON-STREET
		TOTAL
UNITS		53 SPACES
1BR	4 MIN - 8 MAX	2/UNIT + 9 GUEST
2BR	10 MIN - 14 MAX	
3BR	2 MIN - 4 MAX	
TOTAL	22 MAX UNITS	
UNITS SIZES:	500 SF - 1,550 SF	OPEN SPACE
UNITS > 1,000 SF:	11 (50%)	REQUIRED
		PROVIDED
		PER UNIT
		3,000 SF MIN
		NOTE:
		ALL BUILDING FOOTPRINTS ARE ILLUSTRATIVE IN
		TERMS OF SIZE AND PLACEMENT. PLAT PLAN GOVERNS.

UNIT MIX			
1B	CONDITIONED	PORCH	TOTAL
AZALEA V	440 SF	110 SF	750 SF
AZALEA H	440 SF	90 SF	730 SF
GARDENIA V	440 SF	60 SF	500 SF
2B			
CHICKADEE V	900 SF	80 SF	980 SF
WAXWING H	1,160 SF	90 SF	1,250 SF
WAXWING V	1,160 SF	80 SF	1,240 SF
HARRIER H	1,120 SF	150 SF	1,270 SF
HARRIER V	1,120 SF	110 SF	1,230 SF
3B			
ALOER V	1,440 SF	100 SF	1,540 SF
CYPRESS V	1,380 SF	150 SF	1,530 SF

NOTE:  
ASSUME 3'-0" SETBACK UNLESS  
DIMENSIONED OTHERWISE



3 PLAT PLAN  
SD-1.0 1" = 60'-0"



2 AREA DIAGRAM  
SD-1.0 1" = 60'-0"

- OPEN SPACE - 88,238.76 SF
- BUILDING - 11440 SF
- PORCH - 2150 SF
- STOOP - 360 SF
- PRIVATE GREEN - 7650 SF
- STORMWATER - 7600 SF
- VEHICULAR - 10590 SF

ALL PRIVATE GREENS SHOWN  
ARE A MINIMUM OF 300 SF

## DAWSONVILLE COTTAGES DAWSONVILLE, GA

NOT ISSUED FOR CONSTRUCTION

Mark	Date	Description
	10/29/24	REZONING SITE PLAN

Project ID: 2246  
 Drawn By: K  
 Checked By: E  
 Sheet Title:

ARCHITECTURAL  
SITE PLAN

Drawing No.  
**SD-1.0**

1 ARCHITECTURAL SITE PLAN  
SD-1.0 1" = 30'-0"





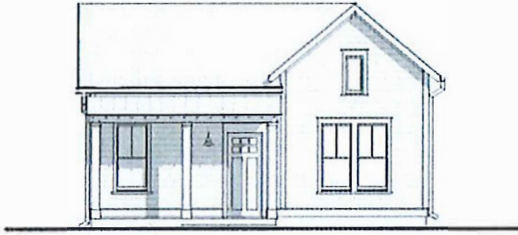
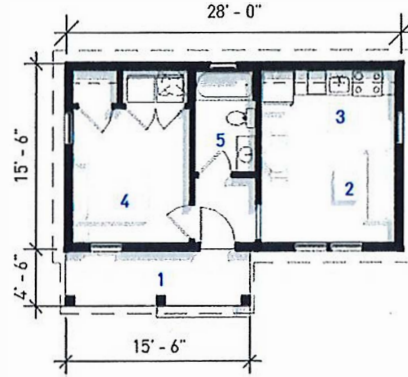
# ONE BEDROOM UNITS





# GARDENIA

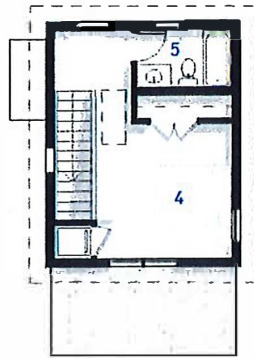
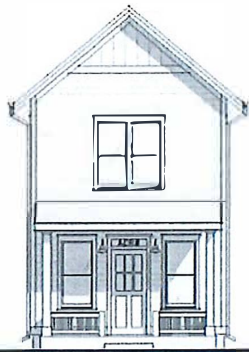
UNITS: 1  
BEDROOMS: 1  
BATHROOMS: 1  
STORIES: 1  
GROSS SF: 434 SF  
PORCH SF: 70 SF



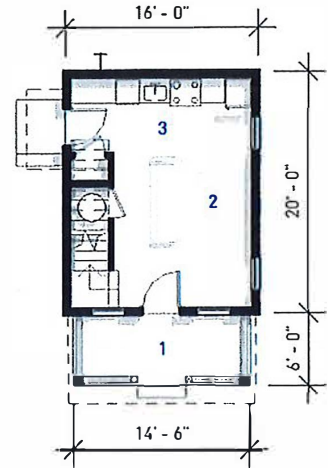
- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE

# AZALEA

UNITS: 1  
BEDROOMS: 1  
BATHROOMS: 1  
STORIES: 2  
GROSS SF: 640 SF  
PORCH SF: 90 SF



2ND FLOOR PLAN

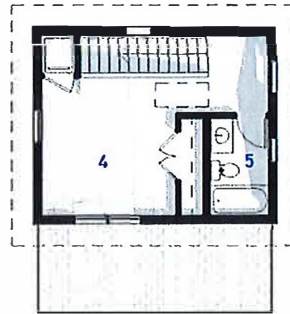


1ST FLOOR PLAN

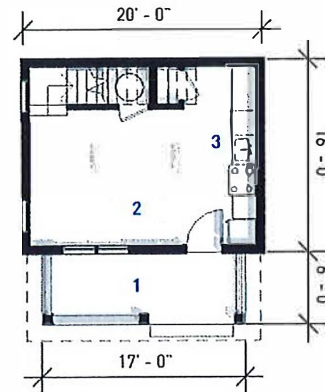
- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE

# AZALEA

UNITS: 1  
BEDROOMS: 1  
BATHROOMS: 1  
STORIES: 2  
GROSS SF: 640 SF  
PORCH SF: 100 SF



2ND FLOOR PLAN



1ST FLOOR PLAN

- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE



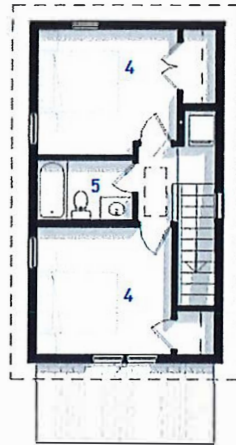
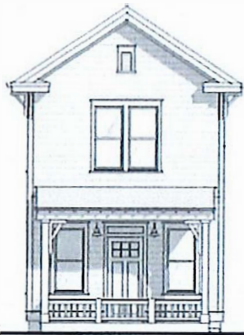
# TWO BEDROOM UNITS



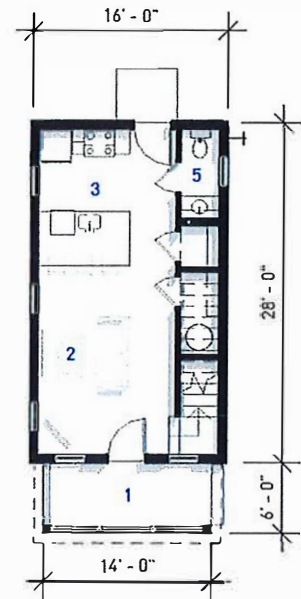


# CHICKADEE

UNITS: 1  
BEDROOMS: 2  
BATHROOMS: 1.5  
STORIES: 2  
GROSS SF: 896 SF  
PORCH SF: 84 SF



2ND FLOOR PLAN

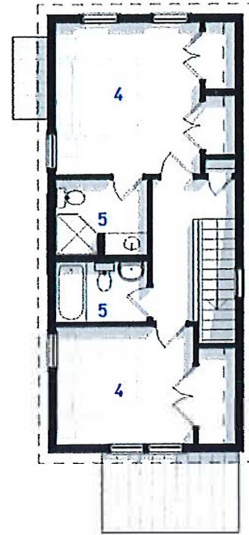


1ST FLOOR PLAN

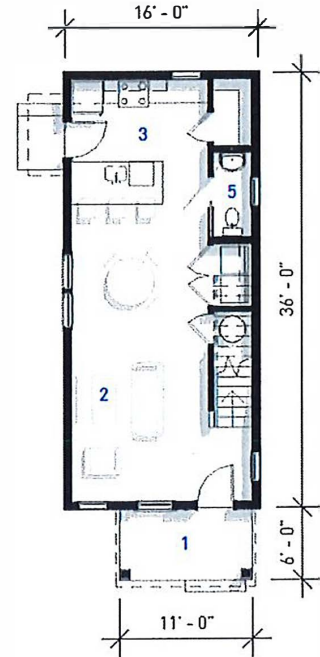
- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE

# WAXWING

UNITS: 1  
BEDROOMS: 2  
BATHROOMS: 2.5  
STORIES: 2  
GROSS SF: 1152 SF  
PORCH SF: 66 SF



2ND FLOOR PLAN

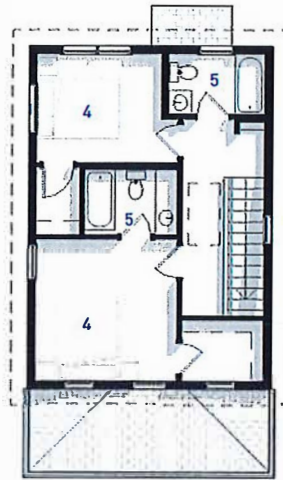


1ST FLOOR PLAN

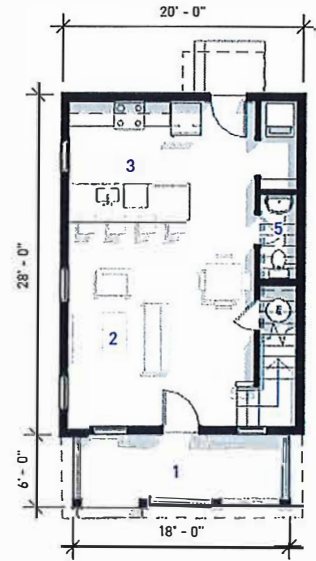
- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE

# HARRIER

UNITS: 1  
BEDROOMS: 2  
BATHROOMS: 2.5  
STORIES: 2  
GROSS SF: 1120 SF  
PORCH SF: 108 SF



2ND FLOOR PLAN

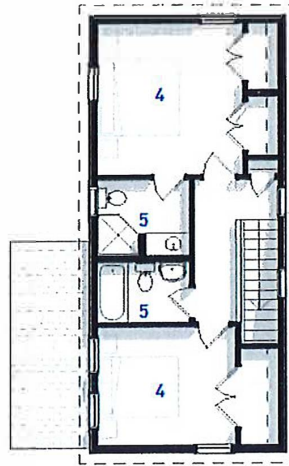


1ST FLOOR PLAN

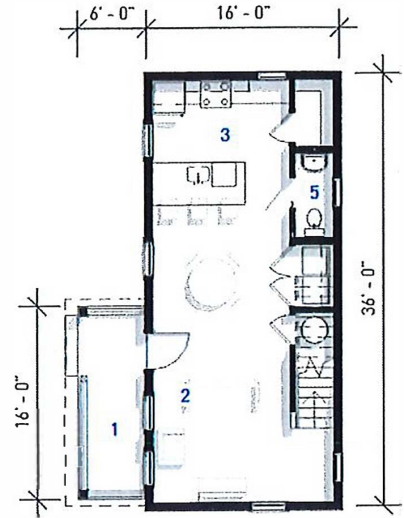
- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE

# WAXWING

UNITS: 1  
BEDROOMS: 2  
BATHROOMS: 2.5  
STORIES: 2  
GROSS SF: 1152 SF  
PORCH SF: 66 SF



2ND FLOOR PLAN



1ST FLOOR PLAN

- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE



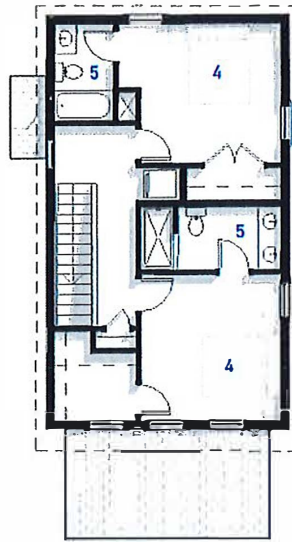
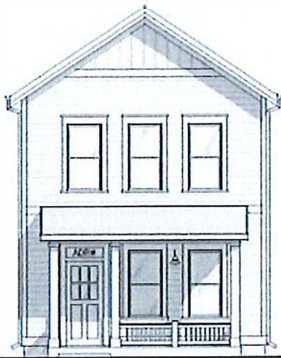
**THREE  
BEDROOM  
UNITS**



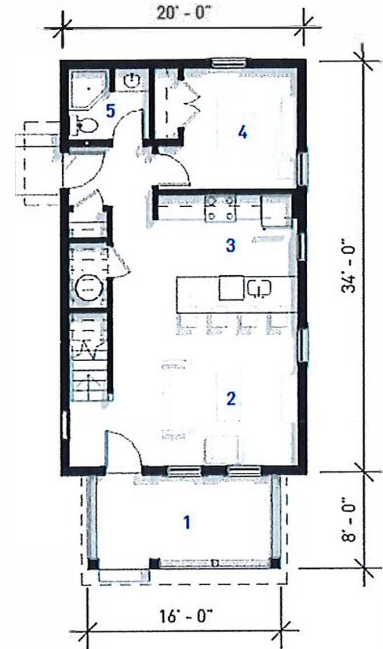


# ALDER

UNITS: 1  
BEDROOMS: 3  
BATHROOMS: 3  
STORIES: 2  
GROSS SF: 1360 SF  
PORCH SF: 128 SF



2ND FLOOR PLAN

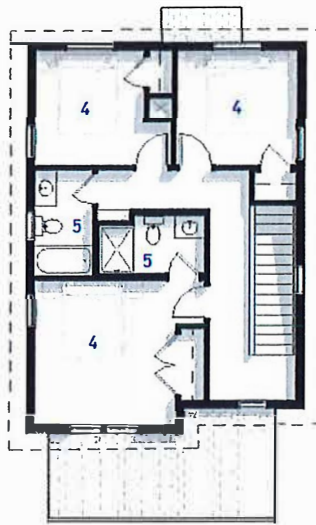


1ST FLOOR PLAN

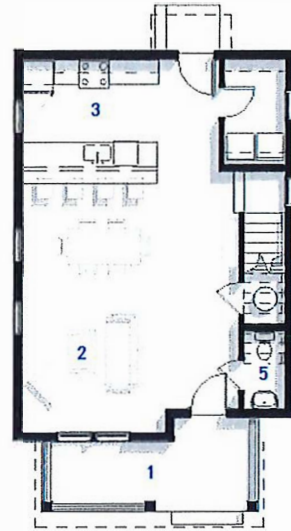
- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE

# CYPRESS

UNITS: 1  
BEDROOMS: 3  
BATHROOMS: 2.5  
STORIES: 2  
GROSS SF: 1425 SF  
PORCH SF: 108 SF



2ND FLOOR PLAN



1ST FLOOR PLAN

- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE

**Stacy Harris**

---

**From:** Derek Smith <dereksmith@ForsythNews.com>  
**Sent:** Wednesday, November 13, 2024 3:24 PM  
**To:** Stacy Harris; Erica Jones; Legals@Dawsonnews.com  
**Cc:** Beverly Banister  
**Subject:** RE: Public Hearing Notice. Ad date 11/20/2024 141036

Hello,

This is scheduled for : 11/20  
Order number : 141036  
Cost : \$30

Thank you

**Notice of Public Hearing**

The following public hearings will be conducted by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are conducted in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

**ZA-C2500044:** Habitat for Humanity-NCG has petitioned to rezone 3.128 acres, Located at Stegall Place (TMP D01047005, D01047006, D01047007, D01047008, D01047009, & D01047010) from R-2 (Single-Family Residential District) to RCT (Residential Cottage). The applicant is proposing 22 cottages. Public Hearing Dates: Planning Commission on Monday, December 09, 2024, and City Council on Monday, December 16, 2024. City Council for a decision on Thursday, January 9, 2025.

If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.

**141036 11/20**



# PUBLIC NOTICE ON ZONING

AN APPLICATION HAS BEEN FILED WITH THE CITY OF  
DAWSONVILLE IN REGARDS TO THE ZONING  
REGULATIONS AS THEY APPLY TO THIS PROPERTY.

THE APPLICATION IS FOR:

ZA-C2500044

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

DATE: 12.09.2024

TIME: 5:30pm

CITY COUNCIL:

DATE: 12.16.2024

TIME: 5:00p.m.

HEARING LOCATION:

DAWSONVILLE MUNICIPAL COMPLEX  
415 HIGHWAY 53 E SUITE 100  
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL  
CITY PLANNING & ZONING DEPT AT 706-265-3256

**THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION**



confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Secretary, United States Department of Agriculture, Rural Development as Attorney in Fact for Janice D. Perry 100 Galleria Parkway, Suite 1000 Atlanta, GA 30339 Phone: (770) 373-4242 THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 140189 10/30 11/06,13,20,27

**Tara Lynn Manspeaker and Derrick Charles Deitrich NOTICE OF SALE UNDER POWER, DAWSON COUNTY** Pursuant to the Power of Sale contained in a Security Deed given by Tara Lynn Manspeaker and Derrick Charles Deitrich to Menna Company, Inc. dba Independent Mortgage Associates dated 5/29/2004 and recorded in Deed Book 603 Page 68 Dawson County, Georgia records; as last transferred to or acquired by Nationstar Mortgage LLC, conveying the after-described property to secure a Note in the original principal amount of \$126,350.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dawson County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on December 3, 2024 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which

note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Nationstar Mortgage LLC as agent and Attorney in Fact for Tara Lynn Manspeaker and Derrick Charles Deitrich Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

presented in OCGA 19-12-1(f) (2) and (3). Dated: 10/30/2024 /s/ Kayla McBride Petitioner, Pro se 140588 11/06,13,20,27

#### Public Hearings

#### Notice of Public Hearing

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to before a notary public at a hearing. Judge Jennifer Burt Judge of the Probate Court By: Allie Phillips Clerk of the Probate Court 25 Justice Way, Suite 4332 Dawsonville, GA 30534 706-344-3580 140070 10/30 11/06,13,20

#### IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE: WILLIAM E. TREDWAY, JR., DECEASED ESTATE NO. 2024-ES-148 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To whom it may concern: JODY LYNN TREDWAY has petitioned to be appointed administrator(s) of the estate of WILLIAM E. TREDWAY, JR., deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before December 9th, 2024. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required

to before a notary public at a hearing. Judge Jennifer Burt Judge of the Probate Court By: Allie Phillips Clerk of the Probate Court 25 Justice Way, Dawsonville, GA 30534 706-344-3580 140070 10/30 11/06,13,20

#### IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE: GERALD ARTHUR DECEASED ESTATE NO. 2024-ES-148 PETITION FOR LETTERS OF ADMINISTRATION NOTICE To whom it may concern: PAMELA DARLEN has petitioned to be appointed administrator(s) of the estate of GERALD ANTHONY DECEASED, of said county. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before December 9th, 2024. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required

# @your servi

Mulch • Gravel • Sand  
River Rock • Fill Dirt  
Top Soil • White Marble

PROFESSIONAL DIRECTORY



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 10

---

SUBJECT: **CONSIDERATION FOR APPROVAL OF THE FY 2023-2024 AUDIT**

CITY COUNCIL MEETING DATE: 12/16/2024

---

BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from:      Annual Budget      Capital Budget      Other     

Budget Amendment Request from Reserve:      Enterprise Fund      General Fund

---

PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL OF THE FY 2024 AUDIT**

---

HISTORY/ FACTS / ISSUES:

- **DRAFT AUDIT WAS PRESENTED TO CITY COUNCIL FOR REVIEW ON 12/02/2024**

---

OPTIONS:

---

RECOMMENDED SAMPLE MOTION:

---

REQUESTED BY: Robin Gazaway, Finance Director



**DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 11**

---

SUBJECT: **2025 VAPE LICENSES**

CITY COUNCIL MEETING DATE: 12/16/2024

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget: \_\_\_\_\_ Capital Budget: Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund: \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL FOR THE 2025 VAPE LICENSES**

---

HISTORY/ FACTS / ISSUES:

**CURRENT LICENSES EXPIRE 12/31/2024.**

**VAPE LICENSES TO BE RENEWED:**

- 1. BIG H INTERNATIONAL, INC dba DAWSONVILLE EXXON FOOD MART -ANNUAL LICENSE**
- 2. CIRCLE K STORES, INC dba CIRCLE K #2723318 – ANNUAL LICENSE**
- 3. DAWSONVILLE LIQUOR, LLC dba CITY LIQUOR OF DAWSONVILLE – ANNUAL LICENSE**
- 4. SHREE GAJKARNA CORPORATION dba – GOLD CREEK MARKET – ANNUAL LICENSE**

---

OPTIONS:

---

RECOMMENDED SAMPLE MOTION:

Approve. Deny or Postpone

---

DEPARTMENT: Planning and Zoning

REQUESTED BY: Stacy Harris, Zoning Admin



# CITY OF DAWSONVILLE

CITY OF DAWSONVILLE  
415 HWY 53 EAST, SUITE 100  
DAWSONVILLE, GA 30534

Phone: (706)265-3256  
Fax: (706)265-4214

**License Id:** L2500103  
**Effective Date:** 01/01/25  
**License Type:** VAPE LICENSE  
**Business Name:** EXPRESS FOOD MART  
**Legal Name:** BIG H INTERNATIONAL INC  
**Business Location:** 236 HIGHWAY 53 WEST, STE 110



BIG H INTERNATIONAL INC  
EDBRAHIM AKBARSHAH  
236 GA HWY 53 WEST, STE 110  
DAWSONVILLE, GA 30534

**Expiration Date:** 12/31/25

**Summary of Services:**

**Description**  
VAPE LICENSE

\_\_\_\_\_  
Authorized Signature

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE

**Conditions:**

# CITY OF DAWSONVILLE

CITY OF DAWSONVILLE  
415 HWY 53 EAST, SUITE 100  
DAWSONVILLE, GA 30534

Phone: (706)265-3256  
Fax: (706)265-4214

**License Id:** L2500095  
**Effective Date:** 01/01/25  
**License Type:** VAPE LICENSE  
**Business Name:** CIRCLE K #2723318  
**Legal Name:** CIRCLE K STORES INC  
**Business Location:** 78 HIGHWAY 9 NORTH



CIRCLE K STORES INC  
PAMELA SPENCER  
2550 W TYVOLA ROAD STE 200  
CHARLOTTE, NC 28217

**Expiration Date:** 12/31/25

## Summary of Services:

**Description**  
LICENSE INVESTIGATIVE FEE

\_\_\_\_\_  
Authorized Signature

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE

Conditions:

# CITY OF DAWSONVILLE

CITY OF DAWSONVILLE  
415 HWY 53 EAST, SUITE 100  
DAWSONVILLE, GA 30534

Phone: (706)265-3256  
Fax: (706)265-4214

**License Id:** L2500081  
**Effective Date:** 01/01/25  
**License Type:** VAPE LICENSE  
**Business Name:** CITY LIQUOR  
**Legal Name:** DAWSONVILLE LIQUOR LLC  
**Business Location:** 25 ROY HALL ST SOUTH



DAWSONVILLE LIQUOR LLC  
ARPITKUMAR PATEL  
55 HWY 53 WEST  
DAWSONVILLE, GA 30534

**Expiration Date:** 12/31/25

**Summary of Services:**

**Description**  
VAPE LICENSE

\_\_\_\_\_  
Authorized Signature

**NON-TRANSFERABLE**

**TO BE PLACED IN A CONSPICUOUS PLACE**

**Conditions:**

# CITY OF DAWSONVILLE

CITY OF DAWSONVILLE  
415 HWY 53 EAST, SUITE 100  
DAWSONVILLE, GA 30534

Phone: (706)265-3256  
Fax: (706)265-4214

**License Id:** L2500080  
**Effective Date:** 01/01/25  
**License Type:** VAPE LICENSE  
**Business Name:** GOLD CREEK MARKET  
**Legal Name:** SHREE GAJKARNA CORPORATION  
**Business Location:** 2131 HIGHWAY 9 NORTH SUITE 100



SHREE GAJKARNA CORPORATION  
SACHINKUMAR PATEL  
2131 HIGHWAY 9 NORTH SUITE 100  
DAWSONVILLE, GA 30534

**Expiration Date:** 12/31/25

## Summary of Services:

**Description**  
VAPE LICENSE

\_\_\_\_\_  
Authorized Signature

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE

Conditions:



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 12

---

SUBJECT: DAWSON COUNTY BOARD OF EDUCATION: REQUEST FOR DEVELOPMENT  
AND BUILDING PERMIT FEE WAIVER

CITY COUNCIL MEETING DATE: 12/16/2024

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO CONSIDER WAIVING PERMIT FEES FOR THE DAWSON COUNTY BOARD OF EDUCATION  
FOR DEVELOPMENT OF THE DAWSON COUNTY HIGH SCHOOL BASEBALL & SOFTBALL  
COMPLEX FOR **PHASE 2****

---

HISTORY/ FACTS / ISSUES:

- **PHASE 1 PERMIT FEE WAIVER WAS APPROVED IN THE AMOUNT OF \$4,772.40 AT THE APRIL 15, 2024 CITY COUNCIL MEETING**
- **FEES TOTAL \$4,931.95 – INVOICE BREAKDOWN ATTACHED**
- **BUILDING INSPECTIONS CAN BE DONE BY A BOE THIRD PARTY ENGINEER TO ELIMINATE CITY EXPENSES.**

---

OPTIONS:

**APPROVE, DENY OR POSTPONE**

---

RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Stacy Harris, Planning and Zoning Department



**City of Dawsonville**  
 415 HIGHWAY 53 STE 100  
 DAWSONVILLE, GA 30534

ATTN: PLANNING DEPARTMENT  
 (706)265-3256

<b>INVOICE #</b>
I2500355

INVOICE DATE: 12/05/24  
 DUE DATE: 01/04/25

ACCOUNT ID:  
 CARROLL DANIEL CONSTRUCTION CO  
 BRANDON HARMON  
 330 MAIN STREET  
 GAINESVILLE, GA 30501

PERMIT INFORMATION  
 PERMIT NO: C2500079  
 LOCATION: 1665 PERIMETER ROAD  
 OWNER: DAWSON CO BOARD OF

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
1.0000	P-0107CB	COMMERCIAL BUILDING INSPECTION Permit No: C2500079	530.000000	530.00
1.0000	P-0002	COMM CERTIFICATE OF COMPLETION Permit No: C2500079	100.000000	100.00
1.0000/SQF	P-0111	COVERED SPACE - UNDER ROOF Permit No: C2500079	344.750000	344.75
1.0000	P-0100	BUILDING PLAN REVIEW Permit No: C2500079	1,000.000000	1,000.00
			TOTAL DUE:	\$ 1,974.75

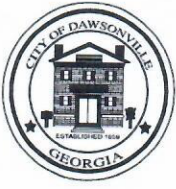
-----  
**PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT**

City of Dawsonville  
 415 HIGHWAY 53 STE 100  
 DAWSONVILLE, GA 30534

INVOICE #: I2500355  
 DESCRIPTION: Permit No: C2500079  
 ACCOUNT ID:  
 DUE DATE: 01/04/25  
 TOTAL DUE: \$ 1,974.75

CARROLL DANIEL CONSTRUCTION CO  
 BRANDON HARMON  
 330 MAIN STREET  
 GAINESVILLE, GA 30501





**City of Dawsonville**  
 415 HIGHWAY 53 STE 100  
 DAWSONVILLE, GA 30534

ATTN: PLANNING DEPARTMENT  
 (706)265-3256

<b>INVOICE #</b>
I2500354

INVOICE DATE: 12/05/24  
 DUE DATE: 01/04/25

ACCOUNT ID:  
 CARROLL DANIEL CONSTRUCTION CO  
 BRANDON HARMON  
 330 MAIN STREET  
 GAINESVILLE, GA 30501

PERMIT INFORMATION  
 PERMIT NO: C2500078  
 LOCATION: 1665 PERIMETER ROAD  
 OWNER: DAWSON CO BOARD OF

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
1.0000	P-0099EC	COMMERCIAL CIVIL PLAN REVIEW Permit No: C2500078	1,000.000000	1,000.00
1.0000	P-0107LD	COMMERCIAL LDP INSPECTION FEE Permit No: C2500078	500.000000	500.00
1.0000/AC	P-0048C	COM - LAND DISTURBANCE FEE Permit No: C2500078	400.000000	400.00
1.4300	P-0047	STATUTORY FEE PER ACRE Permit No: C2500078	40.000000	57.20
1.0000	P-0099AB	COMMERCIAL AS BUILT REVIEW Permit No: C2500078	1,000.000000	1,000.00
			TOTAL DUE:	\$ 2,957.20

-----  
**PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT**

City of Dawsonville  
 415 HIGHWAY 53 STE 100  
 DAWSONVILLE, GA 30534

INVOICE #: I2500354  
 DESCRIPTION: Permit No: C2500078  
 ACCOUNT ID:  
 DUE DATE: 01/04/25  
 TOTAL DUE: \$ 2,957.20

CARROLL DANIEL CONSTRUCTION CO  
 BRANDON HARMON  
 330 MAIN STREET  
 GAINESVILLE, GA 30501





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 13

---

SUBJECT: RESOLUTION IN SUPPORT OF RAISE GRANT APPLICATION

CITY COUNCIL MEETING DATE: 12/16/2024

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BUDGET INFORMATION: GL ACCOUNT # N/A

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO SIGN A RESOLUTION IN SUPPORT OF THE CITY'S APPLICATION FOR THE FEDERAL DEPARTMENT OF TRANSPORTATION "REBUILDING AMERICAN INFRASTRUCTURE WITH SUSTAINABILITY AND EQUITY GRANT" TO BE SUBMITTED IN JANUARY OF 2025. STAFF IS WORKING WITH GMRC TO PREPARE THIS GRANT APPLICATION.**

---

HISTORY/ FACTS / ISSUES:

**THE DAWSONVILLE COMPREHENSIVE PLAN AND DOWNTOWN COMPREHENSIVE STRATEGIC PLAN BOTH IDENTIFY THIS GRANT AS A POTENTIAL MECHANISM TO PLAN AND CONSTRUCT SURFACE ROAD AND ASSOCIATED PEDESTRIAN AND OTHER INFRASTRUCTURE CONNECTING ALLEN STREET TO THE EXISTING HISTORIC DISTRICT ROADS THAT HAVE NOT YET BEEN DEVELOPED. THIS GRANT CONCEPT WAS INITIALLY APPROVED FOR THE "RECONNECTING COMMUNITIES" GRANT AND HAS BEEN TRANSFERRED TO THE RAISE GRANT WHICH REQUIRES NO MATCH.**

---

OPTIONS:

**SIGN THE RESOLUTION, OR REQUEST FURTHER INFORMATION.**

---

RECOMMENDED SAMPLE MOTION:

**A MOTION TO SIGN THE RESOLUTION FOR THE RAISE GRANT APPLICATION.**

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REQUESTED BY: Amanda Edmondson, Director of Downtown Development



**RESOLUTION NO. R2024-08**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DAWSONVILLE, GEORGIA TO SEEK RAISE GRANT ASSISTANCE FROM THE US DEPARTMENT OF TRANSPORTATION FOR HIGHWAY 53 PEDESTRIAN IMPROVEMENTS**

**WHEREAS**, the City of Dawsonville is duly constituted under the laws of Georgia; and,

**WHEREAS**, in every case, it is the intention of the City of Dawsonville to develop opportunities for the public good and the general welfare of the citizens of the City of Dawsonville and the State of Georgia; and,

**WHEREAS**, the proposed Highway 53 pedestrian improvement project will have a significant local and regional impact on traffic and pedestrian safety, advance the City of Dawsonville and the U.S. Department of Transportation’s priorities of safety, equity, climate and sustainability, and workforce development, job quality and wealth creation; and,

**WHEREAS**, the health, safety, and general welfare of the residents of the City of Dawsonville is essential to the well-being of the City, and,

**WHEREAS**, the financing of the project through the FY2025 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) program is critical to adequately addressing the needs of the residents of the City of Dawsonville; and,

**NOW, THEREFORE BE IT RESOLVED** that the City of Dawsonville will seek RAISE Grant Assistance from the U.S. Department of Transportation as a necessary funding component for this project.

**PASSED AND ADOPTED** by the City Council of the City of Dawsonville, Georgia this 16<sup>th</sup> day of December, 2024.

**MAYOR AND DAWSONVILLE CITY COUNCIL**

By: \_\_\_\_\_  
John Walden, Mayor

\_\_\_\_\_  
Caleb Phillips, Councilmember Post 1

\_\_\_\_\_  
William Illg, Councilmember Post 2

\_\_\_\_\_  
Sandy Sawyer, Councilmember Post 3

---

Mark French, Councilmember Post 4

ATTEST:

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Beverly A. Banister, City Clerk

DRAFT



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 14

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SUBJECT: **GA POWER: GRANT SUPPORT OF FEASIBILITY STUDY OF A CANNERY AND SHARED KITCHEN BUSINESS INCUBATION PROJECT**

CITY COUNCIL MEETING DATE: 12/16/2024

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL FOR THE ACCEPTANCE OF A \$12,000 GRANT PROVIDED BY THE GEORGIA POWER COMPANY IN SUPPORT OF A FEASIBILITY STUDY OF A CANNERY AND SHARED KITCHEN BUSINESS INCUBATION PROJECT**

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HISTORY/ FACTS / ISSUES:

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

**A MOTION APPROVING TO ACCEPT THE GRANT FROM GEORGIA POWER COMPANY IN THE AMOUNT OF \$12,000**

---

REQUESTED BY: Amanda Edmondson, Director of Downtown Development



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 15

---

SUBJECT: CAMERA SYSTEM UPGRADE

CITY COUNCIL MEETING DATE: 12/16/2024

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL OF A BID FROM ALL SECURE ALERT SYSTEMS INC. IN THE AMOUNT OF \$23,875.50 FOR THE PLACEMENT OF ADDITIONAL CAMERAS IN MAIN STREET PARK FOR THE SKATE PARK, PICKLEBALL AREA AND PAVILIONS 1, 3 AND 4**

**TO REQUEST APPROVAL TO UPGRADE THE CITY HALL LOBBY CAMERA TO INCLUDE AUDIO CAPABILITIES**

**PROJECT WILL BE FUNDED BY FY 2025 SPLOST (PARKS)**

---

HISTORY/ FACTS / ISSUES:

- **REQUEST IS TO PROVIDE MORE SECURITY IN BOTH LOCATIONS**
  - **CITY IS ALREADY USING THIS VENDOR FOR IT'S EXISITING CAMERAS**
  - **QUOTES ARE ATTACHED**
- 

OPTIONS:

---

RECOMMENDED SAMPLE MOTION:

---

REQUESTED BY: Trampas Hansard, Public Works Director

# All Secure Alert Systems Inc.

378 Windy Ridge Dr.  
Dawsonville, GA 30534

Rodney@all-alarm.com  
All-Alarm.com

# PROPOSAL

DATE	PROPOSAL #
12/2/2024	41856

NAME / ADDRESS
City of Dawsonville 415 HWY 53 East Dawsonville, GA 30534

Ship To
415 Hwy 53E Suite 100 Dawsonville, GA 30534

P.O. NO.	TERMS	REP
	Net 30	

ITEM	DESCRIPTION	QTY	COST	TOTAL
CAM-IPCAM	8MP Dome Motorized Zoom Camera 2.8-12mm	12	265.00	3,180.00T
CAM-100" CAT6	Outdoor Cat 6 wire	14	79.50	1,113.00T
CAM-NVR	16 Camera NVR	1	1,273.00	1,273.00T
CAM-4TB	8TB Video Storage Drive	1	315.00	315.00T
Labor	Installation and Testing	1	7,300.00	7,300.00
AL-MISC	15' H 4x4 Camera Pole Dark Bronze	5	987.00	4,935.00T
AL-MISC	Boxes, Outlet and misc supply	5	315.00	1,575.00T
CAM-POES	POE Camera Switch	5	193.50	967.50T
CAM-BRIDGE	Wireless network bridge	7	284.00	1,988.00T
CAM-MISC	55" 4k Camera Monitor	1	343.00	343.00T
CAM-MOUNT	Monitor Mount	1	84.00	84.00T
HT-HDMI	100' HDMI cable	1	165.00	165.00T
AL-MISC	USB extension cable	1	115.00	115.00T
AL-MISC	128GB video storage (installed in each camera for backup recording directly to the camera)	12	43.50	522.00T

	\$23,875.50
--	-------------

THE ABOVE PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HERBY ACCEPTED.

<b>(0.0%)</b>	\$0.00
<b>TOTAL</b>	\$23,875.50

Sign \_\_\_\_\_  
Date \_\_\_\_\_

SIGNATURE \_\_\_\_\_

All Secure Alert Systems Inc.

Office 770-893-6043  
 Fax 770-893-4549  
 Website All-Alarm.com  
 Rodney@All-Alarm.com



PROPOSAL

DATE	QUOTE NO.
12/2/2024	41858

NAME / ADDRESS
City of Dawsonville 415 HWY 53 East Dawsonville, GA 30534

Ship To
415 Hwy 53E Suite 100 Dawsonville, GA 30534

REP	QUOTE NO	TERMS
		Net 30

ITEM	DESCRIPTION	QTY	COST	TOTAL
CAM-IPCAM	4MP IP Turret Camera with audio	1	165.00	165.00T
Al-Wire	Camera Wire	1	59.00	59.00T
Labor	Installation and Testing	2	95.00	190.00
CAM-POES	POE Injector Single Camera	1	63.50	63.50T
CAM-MIC	Audio Recording Stickers	2	5.00	10.00T
	Sales Tax		0.00%	0.00
			<b>TOTAL</b>	<b>\$487.50</b>

THE ABOVE PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HERBY ACCEPTED.

Sign \_\_\_\_\_  
 Date \_\_\_\_\_



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 16

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SUBJECT: 2025 MAYOR PRO TEMPORE APPOINTMENT

CITY COUNCIL MEETING DATE: 12/16/2024

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO APPOINT THE 2025 MAYOR PRO TEMPORE AS PER SECTION 2.20 OF THE CHARTER**

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HISTORY/ FACTS / ISSUES:

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Beverly A. Banister, City Clerk



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 17

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SUBJECT: \_\_\_\_\_ **STAFF REPORT: CITY MANAGER** \_\_\_\_\_

CITY COUNCIL MEETING DATE: 12/16/2024

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_ NA \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO PROVIDE CITY UPDATES**

---

HISTORY/ FACTS / ISSUES:

**SEE ATTACHED OUTLINE**

---

OPTIONS:

---

RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Bob Bolz, City Manager



## CITY MANAGER REPORT

### PREPARED DECEMBER 9 FOR DECEMBER 16, AGENDA

**Christmas Special Event:** We hope you and yours were able to join us on Saturday, November 23<sup>rd</sup> for our tree lighting, parade, Jingle Market, 9 food trucks, dancers, live music, face painting, ornament construction, and Santa Claus pictures. Food trucks arrived at 2 PM and the Jingle Market featuring 63 booths were open as well. The parade led by Santa featuring 51 entries started at 4 PM. What appeared to be the largest crowd ever attended the event despite brisk temperatures and enjoyed Santa pictures at the Farmer's Market as well the food trucks, music, dancing, and the 6 PM tree lighting. Kudos to Sara for all her planning and coordination efforts, several staff that helped with our gorgeous float, and the entire Public Works team for their efforts readying decorations and working the event.

**Light Up Dawsonville:** Plans are also underway for the 2<sup>nd</sup> annual Light Up Dawsonville decoration contest benefiting The Place is underway with all entries mandated by December 16<sup>th</sup>.

**City of Dawsonville Food Bank:** The Dawson County High School CTAE program sponsored a successful food drive program to help us with badly needed food items. We also had an anonymous donor who committed a \$1,000.00 monthly donation for our food bank. The size of our food pantry was more than doubled to meet a great need in our community. Kudos to Beth and Annette for their work with this vital project.

**165<sup>th</sup> City of Dawsonville Birthday Celebration:** After the December 2<sup>nd</sup> City Council Meeting at which proclamation from the city and the State House of Representatives, our city held a celebration for its 165<sup>th</sup> birthday. The event was held in the Pirkle Room with fantastic decorations, great food and fellowship. We had a good turnout with former Mayor/City Council members and/or the family attended along with numerous Chamber of Commerce members, representatives of the county commissioners, and many more. Thanks to Bev and Sara for planning and decorating for this event. Special thanks to Mayor Walden for his idea of having this wonderful celebration.

**Dawson County CTAE Career Day Exploration:** A number of staff participated in this year's event held at the Dawson County Junior High School.

**City Council Retreat:** Staff are looking forward to the upcoming retreat with the City Council on December 13-14.

**Financial Audit FY 2023-2024:** For the tenth year in a row, the City of Dawsonville was awarded a clean audit and is eligible for a certificate of excellence.

**Patio:** The patio renovation will begin just after the January 10<sup>th</sup> Granddaddy Mimms Grand Opening.

**Disc Golf Expansion:** the addition of nine more holes to our disc golf course utilizing the property of the Board of Education is moving along nicely. The trail is complete, the course laid out, the baskets installed, sign stands received, and maps under development.

**GDOT Work on the Downtown Roundabout:** Work should start soon with the plan to conduct most of it during nighttime hours.

**Shoal Creek Bridge Construction & Paving Project:** This project is underway with the major relocation of our

water service line complete. At the same time, the county plans to carry out FDR and repaving on Shoal Creek Road. This will involve our financial support of this project as well. On December 16<sup>th</sup>, we will present a request and recommendation to the City Council for use of LMIG and TSPLOST funds for this project to the tune of an estimated \$449,692.00. After the first of the year, work should start at the \$2 million roundabout at Shoal Creek and Hwy 136.

**GDOT TAP Grant:** A GDOT Transportation Alternative Grant was submitted for consideration, and we have been advised it looks promising which may provide funding for roundabouts at Hwy 9S and Perimeter Road as well as at Allen Street and Hwy 53.

**TSPLOST:** Planning will begin in earnest after the first of the year as we kick off our transportation projects. Maple Steet continues to be a priority.

**Impact Fees:** The City Council approved the revised CIE, and it has been submitted to DCA for their approval. DCA requested additional information from GMRC which has also been submitted as we await approval from that agency.

**Streetlight Conversion:** GA Power will be converting all the streetlights the city is responsible for to LED, which should save power usage and be cost effective over the long haul.

**Disc Golf Expansion:** the addition of nine more holes to our disc golf course utilizing the property of the Board of Education is moving along nicely. The trail is complete, the course laid out, the baskets installed, sign stands received, and maps under development.

**Amicalola Electric Membership Corporation Donation:** The city received a \$20,000.00 grant from AEMC to be used toward construction of a rest room and shelter to serve the pickleball courts and other amenities on that end of the park. This is the third year in a row we have received this gracious award. We are in the process of getting bids on the shelter construction.

**DCA Historic Resource Survey for CLG \$6,000.00 Grant:** The final study is nearing completion and will include consideration of the National Register of Historic Districts nomination for downtown, which would provide monetizable tax credit to incentivize revitalization.

**Water System Capacity Increase:** The pump was replaced at well #111. A variable speed pump was installed that is now pumping over 110 GPM increasing our volume by 36,000 GPD for a total of 162,000 GPD from this one well. EPD has approved testing at the potential spring site and that process is underway. Bids have been obtained and this process is underway.

**Wastewater Treatment Plant:** EPD has approved the NPDES permitting USDA is evaluating the project, and they have moved it to the next phase of review with the national office requesting a rewrite of the underwriting. Additionally, we learned that while GEFA doesn't have a 40-year loan, that is one of the reasons we looked at USDA first, they do have access to additional state funds that have that option. We will be getting GEFA some additional information and looking at possible funding options through them. That has always been our plan B should USDA not work out. We will keep you informed of this issue as we investigate this loan option with GEFA. Heavy sludge levels at the current WWTP due primarily to high strength poultry waste, our existing pond will need to be dredged soon, estimated cost just under \$1 million.

**ARPA Grant:** We have a \$3,300,000.00 grant from ARPA for the wastewater treatment plant. Those funds are being managed by GEFA. First, we do not have to wait until project completion to utilize the funds; thus, we could expend those funds at the start of the project well before the deadline

**Generator Grants – GEMA:** Staff have worked hard to prepare grant request packages that have been submitted to GEMA for several generators that would be permanently installed at several of our water wells, and the sewage lift stations. We received word that they are in the final review stages, and we are still in consideration. Additional information including GPS coordinates was provided to GEMA this week.

**LGRMS Safety Grant:** For the tenth year in a row, we received the fully allowable safety grant from LGRMS. This year's amount was \$6,300.00. Funds will be used to reimburse our purchase of some high visibility T-shirts making employee safer working in and around traffic, Bluetooth jobsite ear buds, mesh safety vests, a back-up camera for the skid steer, plug in flasher lights to make vehicles more visible, and a wet umbrella stand for City Hall lobby to lessen risk of slip, trips and falls. There will be a 'big' check event scheduled soon.

**Flock Public Safety Cameras:** Staff are working with Flock cameras and the DCSO regarding installation of cameras at locations in the city.

### **Main Street Park:**

- **Surveillance Cameras:** We are researching and hope to have a cost recommendation for the City Council to consider at the 12/16 meeting for installation of 12 additional surveillance cameras focused on the pickleball and basketball courts, pavilions #1 and #3, the new rest room/shelter, and the skate park. We are researching adding power for a streetlight at the dog park at which we would also add a camera.
- **Playground & Shade:** Staff continue researching shade for various locations in the park, including the playground, skate park, pickleball courts, and dog park. We received \$10,000.00 from the Dawsonville Civitan Club which will be used for this project over the inclusive playground area. Impact Fees could be used to supplement this grant. Our goal is to get 75-90% of the equipment under some form of shade. Staff met with an expert on July 8<sup>th</sup>, and we received his recommendations and are evaluating these projects which are anticipated to cost more than \$100,000.00. The mulch was replaced on November 11 and November 12.
- **Water Fountains:** We continue evaluating additional locations for water fountains within the park, each costing about \$7,000.
- **Amphitheater Stage:** Staff are researching options for this project.
- **Splash Pad:** Research into the possibility of adding this amenity is underway. The current cost estimate is over \$350,000.00. Impact Fees could help fund this project.
- **Power for Amphitheater & Christmas Tree Walk:** We are working with GA Power for additional power for the future amphitheater. Impact Fees could provide a great source of revenue for this project.
- **Cannery & Multi-use Facility:** Staff have been meeting with several interested individuals, groups, and agencies all interested in replacing the cannery that was once in our community. We are working to build a coalition of committed people and agencies that can join to design a facility and find grant funding for land acquisition, construction, and operation. Early vision sees the facility not only being a cannery, but a dual kitchen that includes incubator space, refrigerated cold/frozen storage, classroom, emergency shelter for warming needs and other weather events, etc.

### **Downtown Dawsonville Comprehensive Strategic Plan:**

- Staff are working with GA Power on a potential grant toward a feasibility study for the cannery/shared kitchen business incubation project.
- Staff are working to develop application and promotional materials to educate the public about the Rural Zone designation incentives.

- Staff is seeking an impact analysis from Georgia Power for the surf park project.
- The DCA CLG grant process for a new Historic Resource Survey is nearing completion.
- Staff recommends and is researching application for Downtown Dawsonville to receive a “Georgia Main Street” classic or affiliate designation.
- Staff are preparing research, working with GMRC for a RAISE grant application.
- Staff are preparing research for a USDA Rural Business Development grant.

### **Economic Development & Promotion:**

- Hotel Feasibility Study with the Highlands Group is nearing completion, staff will be meeting with the consultants to collaborate this week.
- Staff are working to update an inventory of available commercial properties downtown to make available on [downtowndawsonville.com](http://downtowndawsonville.com)

### **Business Retention:** DDA-funded merchandise being designed and project-managed by staff:

- New Downtown Dawsonville brochures (contracts to be made with local businesses)
  - So far 14 Downtown Dawsonville businesses have paid to participate in this program.
- Staff designed and ordered Historic Downtown Dawsonville Post Cards to disperse.
- Historic Downtown Dawsonville Tee Shirts - Ordered and received.
  - Staff set up a POS system for making purchases in person or at [downtowndawsonville.com](http://downtowndawsonville.com)
  - Staff will sell shirts at the Tree Lighting Event
  - Staff are working to set up sales tax filing.
- Staff designed and ordered a Historic Downtown Dawsonville Retractable Banner
- Staff is developing a “Shop Downtown Dawsonville” punch-card program incentivizing shoppers to patronize multiple downtown stores, to potentially be funded by the DDA.
- Promotion of Downtown Dawsonville through merchandise and social media. Staff has worked with Dawson County CTAE Work-Based Learning program student Mahayla DeLong-Jones to begin a “Mahayla Visits...” campaign on Instagram.

### **Placemaking Projects:**

- Staff are working to obtain various approvals for 2 mural concepts to be funded by the DDA.
- Staff continue to work with UNG to develop the framework for UNG art students spending a semester working on a City of Dawsonville public art project. This project will involve research of Dawsonville to determine names for Main Street Park pavilions, and design creative signs for them.
- An RFP for the “Stories of Dawsonville” mural is being developed.
- Staff are working to schedule oral history recordings to tie to local historic and cultural preservation; future placemaking projects will tie to these through an ARCGIS storymap.
- Staff are researching cost options and is working with a potential sponsor for another free concert in Main Street Park.
- Staff are collaborating with the Place and the Dawson County Chamber of Commerce to plan “Light up Dawsonville 2024”.
  - [DowntownDawsonville.com](http://DowntownDawsonville.com) is updates
  - Flyers are issued and promotion begins at the Tree Lighting event.
  - Signs are being printed by McEver Signs.
  - Self-Guided ARCGIS tour being created.

### **Commissions:**

- The Downtown Development Authority, with a recent resignation, has one vacancy. There are no

expirations of terms until December 2025.

- We have one vacancy on the Historic Preservation Commission and no expirations until December 2025. Their meeting scheduled for December 3<sup>rd</sup> was cancelled for no agenda items.
- The Planning Commission meeting will be held December 9th. Randy Davis has agreed to move from the At Large position to Post 3 to allow more flexibility in your selection process. Randy and Josh Nichols have agreed to serve another term as both terms expire in December 2024. Madison Eiberger and Dr. Saba Haeringer have been confirmed and appointed to the PC by the City Council.

**Leak Adjustments:** There was one adjustment for water \$12.23 and for sewer \$20.94 for a total of \$33.17. Additionally, EWSA adjusted an account for St. Mary & Demiana Coptic that required a sewer adjustment on our part of \$434.43. Total adjustments for this month were \$467.60.



**DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 18**

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SUBJECT: \_\_\_\_\_ **STAFF REPORT: FINANCE DIRECTOR** \_\_\_\_\_

CITY COUNCIL MEETING DATE: \_\_\_\_\_ **12/16/2024** \_\_\_\_\_

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_ NA \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

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PURPOSE FOR REQUEST:

**TO PRESENT FUND BALANCE AND ACTIVITY THROUGH NOVEMBER 30, 2024**

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HISTORY/ FACTS / ISSUES:

**SEE ATTACHED FINANCIAL REPORTS**

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: \_\_\_\_\_ Robin Gazaway, Finance Director \_\_\_\_\_

CITY OF DAWSONVILLE, GEORGIA  
GENERAL FUND  
July 1, 2024 - Nov 30, 2024

42%

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Taxes	\$ 2,546,100	\$ 1,310,732	51.48%
Licenses and permits	93,100	86,812	93.25%
Intergovernmental revenues	56,000	15,000	26.79%
Fees	331,700	70,044	21.12%
Other	<u>185,400</u>	<u>108,959</u>	<u>58.77%</u>
Total revenues	<u>3,212,300</u>	<u>1,591,547</u>	<u>49.55%</u>
<b>EXPENDITURES</b>			
Department:			
Council	166,200	62,129	37.38%
Mayor	65,700	20,998	31.96%
Elections	20,000	-	0.00%
Administration	1,170,762	379,030	32.37%
City Hall building	189,500	69,344	36.59%
Animal control	2,040	100	4.90%
Roads	725,800	320,702	44.19%
Parks	114,200	43,000	37.65%
Planning and zoning	569,000	242,058	42.54%
Economic development	<u>189,098</u>	<u>155,513</u>	<u>82.24%</u>
Total expenditures	<u>3,212,300</u>	<u>1,292,874</u>	<u>40.25%</u>
<b>TOTAL REVENUES OVER EXPENDITURES</b>		298,673	
Transfer in From Reserves		<u>(298,673)</u>	
<b>NET CHANGE IN FUND BALANCE</b>		<u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA  
WATER, SEWER, AND GARBAGE FUND  
July 1, 2024 - Nov 30, 2024

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Water fees	\$ 950,000	\$ 454,347	47.83%
Sewer fees	1,050,000	602,796	57.41%
Garbage fees	301,200	150,552	49.98%
Miscellaneous	<u>269,600</u>	<u>98,784</u>	<u>36.64%</u>
Total revenues	<u>2,570,800</u>	<u>1,306,479</u>	<u>50.82%</u>
<b>EXPENDITURES</b>			
Depreciation	633,000	278,134	43.94%
Garbage service	301,200	93,381	31.00%
Group insurance	200,600	59,638	29.73%
Insurance	600	-	0.00%
Interest	77,000	16,350	21.23%
Payroll taxes	28,000	14,592	52.11%
Professional	203,000	47,442	23.37%
Miscellaneous	163,200	64,239	39.36%
Repairs/supplies	286,000	109,571	38.31%
Retirement	30,000	12,278	40.93%
Salaries	332,000	193,732	58.35%
Technical services	104,000	41,743	40.14%
Utilities	<u>212,200</u>	<u>69,545</u>	<u>32.77%</u>
Total expenditures	<u>2,570,800</u>	<u>1,000,645</u>	<u>38.92%</u>
<b>INCOME (LOSS)</b>		<u><u>305,834</u></u>	



CITY OF DAWSONVILLE, GEORGIA  
 SPLOST VI  
 July 1, 2024 - Nov 30, 2024

**SPLOST VI**

	Budget	Actual	Percentage
<b>REVENUES</b>			
Taxes	-	-	#DIV/0!
Interest	1,400	446	31.86%
Other	7,600	-	0.00%
Total revenues	9,000	446	4.96%
<b>EXPENDITURES (Capital Outlays)</b>			
City hall acquisition	-	25	#DIV/0!
Roads and sidewalks	-	-	#DIV/0!
Public works equipment - roads	-	-	0.00%
Sewer projects	-	-	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects	-	-	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	9,000	3,750	41.67%
Parks and recreation	-	-	0.00%
Total expenditures	9,000	3,775	41.94%
<b>TOTAL REVENUES OVER EXPENDITURES</b>		(3,329)	
Transfer in From Reserves		3,329	
<b>NET CHANGE IN FUND BALANCE</b>		-	

## CITY OF DAWSONVILLE, GEORGIA

## SPLOST VII

July 1, 2024 - Nov 30, 2024

## SPLOST VII

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Taxes	1,300,000	516,490	39.73%
Interest	70,000	35,510	50.73%
Other	<u>1,535,000</u>	<u>-</u>	<u>0.00%</u>
 Total revenues	 <u>2,905,000</u>	 <u>552,000</u>	 <u>19.00%</u>
<b>EXPENDITURES (Capital Outlays)</b>			
City hall acquisition	1,000,000	60,990	6.10%
Roads and sidewalks	1,000,000	16,362	1.64%
Public works equipment - roads	25,000	-	0.00%
Land Acq. / Downtown	-	-	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects/Sewer Projects	780,000	7,925	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	-	-	#DIV/0!
Parks and recreation	<u>100,000</u>	<u>9,284</u>	<u>0.00%</u>
 Total expenditures	 <u>2,905,000</u>	 <u>94,561</u>	 <u>3.26%</u>
 TOTAL REVENUES OVER EXPENDITURES		 457,439	
 Transfer in From Reserves		 <u>(457,439)</u>	
 NET CHANGE IN FUND BALANCE		 <u><u>-</u></u>	