



# **CITY OF DAHLONEGA**

## **Council Meeting Agenda**

### **January 06, 2020 6:00 PM**

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

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#### **CALL TO ORDER AND WELCOME**

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

#### **OATH OF OFFICE NEWLY ELECTED OFFICIALS**

#### **APPROVAL OF AGENDA**

#### **PUBLIC COMMENT – PLEASE LIMIT TO THREE MINUTES**

#### **APPROVAL OF MINUTES -**

- [a.](#) Special Called Meeting Minutes - November 21, 2019
- [b.](#) Regular Council Meeting Minutes - December 2, 2019
- [c.](#) Special Called Meeting Minutes December 19, 2019

#### **ORDINANCE AND RESOLUTION:**

- [1.](#) Ordinance 2019-29 – State Standards Adoption for Construction - Doug Parks, City Attorney
- [2.](#) Resolution 2020-01 - Bill Schmid, City Manager

#### **OLD BUSINESS:**

- [3.](#) Update on 2018 RTP Grant - Kevin Herrit, Director
- [4.](#) Achasta Lift Station Rehabilitation Bids & Recommendation - John Jarrard, Water/Wastewater Treatment Director
- [5.](#) Occupancy Agreement for City County Building - Bill Schmid, City Manager

#### **NEW BUSINESS:**

- [6.](#) Mayor Pro Tempore - Sam Norton, Mayor
- [7.](#) Financial Report - November 2019 - Melody Marlowe, Finance
- [8.](#) Kingwood Dahlonega International Resort LLC d/b/a Achasta - Mary Csukas, City Clerk

#### **COMMENTS – PLEASE LIMIT TO THREE MINUTES**

Clerk Comments  
City Manager Comments  
City Attorney Comments  
City Council Comments  
Mayor Comments

#### **ADJOURNMENT**



# CITY OF DAHLONEGA

## Special Called Meeting Minutes

November 21, 2019, 4:00 p.m.

PRESENT Mayor Sam Norton Council Member Bruce Hoffman Council Member Helen Hardman Council Member JoAnne Taylor Council Member Mitchel Ridley Council Member Roman Gaddis Council Member Ron Larson - absent	PRESENT City Manager Bill Schmid City Clerk Mary Csukas Director Melody Marlowe Director Mark Buchanan Director Kevin Herrit Superintendent John Jarrard	Present City Attorney Doug Parks Director Shannon Ferguson Tourism Director Sam McDuffie Cemetery Chair Chris Worick
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### CALL TO ORDER AND WELCOME

Mayor Norton called the Special Called Meeting to order at 4:00 p.m.

### APPROVAL OF AGENDA

Mayor Norton called for a motion to approve the agenda.

Motion made by Council Member Ridley, Seconded by Council Member Gaddis

Voting Yea: Council Member Hoffman, Council Member Ridley, Council Member Gaddis, Council Member Taylor, Council Member Hardman

Council Member Larson-absent

Mayor Norton suspended the Special Called Meeting at 4:01 p.m. to conduct a work session meeting.

Mayor Norton re-convened the Special Called Meeting at 5:06 p.m.

### NEW BUSINESS

1. Resolution Approving 2019 Municipal General Election and Special Election Results

Mayor Norton stated Council had a discussion on Resolution Approving 2019 Municipal General Election and Special Election Results and asked for approval of the Resolution Approving the 2019 Municipal General Election and Special Election Results.

Motion made by Council Member Gaddis, Seconded by Council Member Taylor.

Voting Yea: Council Member Hoffman, Council Member Hardman, Council Member Taylor, Council Member Ridley, Council Member Gaddis.

Council Member Larson-absent

### ADJOURNMENT

Mayor Norton adjourned the Special Called Meeting at 5:08 p.m.



# CITY OF DAHLONEGA

## Council Meeting Minutes

### December 02, 2019 6:00 PM

<p>PRESENT          Mayor Sam Norton          Council Member Bruce Hoffman          Council Member Helen Hardman          Council Member JoAnne Taylor          Council Member Mitchel Ridley          Council Member Roman Gaddis          Council Member Ron Larson</p>	<p>PRESENT          City Manager Bill Schmid          City Clerk Mary Csukas          Director Melody Marlowe          Director Mark Buchanan          Director Kevin Herrit          Superintendent John Jarrard</p>	<p>Present          City Attorney Doug Parks          Director Shannon Ferguson          Tourism Director Sam McDuffie          Cemetery Chair Chris Worick</p>
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#### CALL TO ORDER AND WELCOME

Mayor Norton Called the Meeting to order at 6:14 p.m.

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

Mayor Norton asked City Manager Bill Schmid to lead the Council in prayer and Council Member Bruce Hoffman to lead the Council in the pledge of allegiance

#### APPROVAL OF AGENDA

Mayor Norton called for a motion for approval of the agenda

Motion made by Council Member Larson, Seconded by Council Member Ridley

Voting Yea: Council Member Hoffman, Council Member Larson, Council Member Ridley, Council Member Gaddis, Council Member Taylor, Council Member Hardman

#### PUBLIC COMMENT – PLEASE LIMIT TO THREE MINUTES

No comments

#### APPROVAL OF MINUTES -

Mayor Sam Norton called for a motion of approval for the November 4, 2019 Regular Council Meeting Minutes presented with no changes

Motion made by Council Member Ridley, Seconded by Council Member Gaddis.

Voting Yea: Council Member Hoffman, Council Member Hardman, Council Member Ridley, Council Member Gaddis, Council Member Larson, Council Member Taylor

- a Regular Council Meeting Minutes - November 4, 2019

#### OLD BUSINESS:

1. Flexible Spending Account (FSA) Bank Account - Melody Marlowe, Finance Director  
 Mayor Norton noted that Kimberly Stafford, Assistant Finance Manager presented the Flexible Spending Account (FSA) Bank Account at the November 21, 2019 Work Session. Mayor Norton inquired if Melody Marlowe, Finance Director could give a brief overview of this agenda item.  
  
 Director Marlowe stated that in 2020 the City of Dahlonega will offer a Flexible spending account to the employees as an added benefit. The City will need to establish a Flexible spending bank account to handle these transactions. We are asking for Council approval to establish this bank account.

Mayor Norton noted there were no changes since the Work Session and asked if Council had any questions from Staff on this item, no questions were asked. Mayor Sam Norton called for a motion of approval.

## **NEW BUSINESS:**

2. Monthly Financial Reports - October 2019 - Melody Marlowe, Finance Director

Mayor Norton asked Director Marlowe if she has any further information for Council on this financial report.

Director Marlowe stated that this report will be presented with a highlight each month going forward. This month the City has received the annual insurance state payment check in the amount of \$395,901.00 which is 10% greater than the budgeted amount and 6% greater than the amount received last year. The State of Georgia collects a percentage from every insurance policy sold within the City of Dahlonega and we receive a portion of those funds.

*Motion made by Council Member Taylor, Seconded by Council Member Hardman.  
Voting Yea: Council Member Hoffman, Council Member Hardman, Council Member Taylor, Council Member Ridley, Council Member Gaddis, Council Member Larson*

## **COMMENTS – PLEASE LIMIT TO THREE MINUTES**

### City Clerk

Retail and Farm Winery Alcoholic Beverage Applications were all in compliance for the 2020 renewal.

GMRC annual event and Employee Christmas Party are upcoming this month.

### City Manager comments

GDOT Barlow Road – The City of Dahlonega will be a participating partnership with GDOT who will supply over half of the funds.

Wimpy Mill project will be discussed at the upcoming Work Session on Dec 19th

### City Council

Council Member Taylor thanked the Old-Fashioned Christmas committee and the DDA for their outstanding job on the Lighting of the Square. It was a huge success.

Council Member Larson echoed Council Member Taylor on her praise of the Lighting on the Square and has enjoyed the time with Council Member Hoffman on the Council.

Council Member Ridley stated that he had a stupendous time at the Lighting of the Square and has enjoyed his time with Council Member Hoffman and he will be missed.

Council Member Hardman stated that she has thoroughly enjoyed her time with Council Member Hoffman and hopes he will continue to attend meetings an audience attendee.

Council Member Gaddis stated that he has enjoyed these past eight years with Council Member Bruce Hoffman

Council Member Hoffman stated that he has enjoyed his time with this Council as this has been the best Council and a privilege.

Mayor Norton relieved staff from attending the Regular Council Meetings unless they have business to address before the Council. Mayor Norton reminded everyone to please come and enjoy the Employee Christmas Party.

Mayor Norton thanked Council Member Hoffman for the last 8 years on the Council and for everything he has done for the City

## **ADJOURNMENT**

Motion made by Council Member Hoffman to adjourn the Regular Council Meeting.



# CITY OF DAHLONEGA

## Special Called Meeting Minutes

### December 19, 2019, 4:00 PM

<p>PRESENT          Mayor Sam Norton          Council Member Bruce Hoffman - absent          Council Member Helen Hardman          Council Member JoAnne Taylor          Council Member Mitchell Ridley          Council Member Roman Gaddis          Council Member Ron Larson</p>	<p>PRESENT          City Manager Bill Schmid          Director Melody Marlowe          Director Mark Buchanan          Director Kevin Herrit          Superintendent John Jarrard</p>	<p>Present          City Attorney Doug Parks Director          Shannon Ferguson Tourism          Director Sam McDuffie Chamber          President Robb Nichols</p>
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#### CALL TO ORDER AND WELCOME

Mayor Norton opened the Special Called Meeting to order at 4:00 p.m.

#### APPROVAL OF AGENDA

Mayor Norton called for a motion to approve the agenda.

Motion made by Council Member Larson, Seconded by Council Member Hardman.

Voting Yea: Council Member Hardman, Council Member Taylor, Council Member Ridley, Council Member Gaddis, Council Member Larson. Council Member Hoffman-absent

Mayor Norton suspended the Special Called Meeting at 4:01 p.m. to open the work session.  
 Mayor Norton re-convened the Special Called Meeting at 5:10 p.m.

#### NEW BUSINESS

1. 2020 Agreement for Tourism Development Services

Mayor Norton called for a motion to incorporate the 2020 Agreement for Tourism Development Services with the date 12/19/2019 and to approve without further change.

Motion made by Council Member Larson, Seconded by Council Member Taylor.

Mayor Norton called for a vote of all in favor signify so by saying aye, like sign for those opposed. The motion carried with a vote of ayes 5/0.

Voting Yea: Council Member Hardman, Council Member Taylor, Council Member Ridley, Council Member Gaddis, Council Member Larson  
Council Member Hoffman-absent

2. W/WW Treatment Plant Professional Services Agreement

Mayor Norton called for a motion to approve the Professional Service Agreement between the City of Dahlonega and Jarrard Water Services, Inc.

Motion made by Council Member Gaddis, Seconded by Council Member Taylor.

Mayor Norton called for a vote of all in favor signify so by saying aye, like sign for those opposed. The motion carried with a vote of ayes 5/0.

Voting Yea: Council Member Hardman, Council Member Taylor, Council Member Ridley, Council Member Gaddis, Council Member Larson  
Council Member Hoffman-absent

3. Ford F-350 Cab & Chassis Bid Award #2020-04

Mayor Norton called for a motion to approve the Ford-350 Cab & Chassis Bid Award #2020-04.

Motion made by Council Member Gaddis, Seconded by Council Member Larson.

Mayor Norton called for a vote of all in favor signify so by saying aye, like sign for those opposed.

The motion carried with a vote *of ayes 5/0*.

Voting Yea: Council Member Hardman, Council Member Taylor, Council Member Ridley, Council Member Gaddis, Council Member Larson  
Council Member Hoffman-absent

4. Ford F-550 with Knapheide Forestry Body Bid Award - #2020-03

Mayor Norton called for a motion to approve the Ford F-550 with Knapheide Forestry Body Bid Award #2020-03.

Motion made by Council Member Taylor, Seconded by Council Member Hardman.

Mayor Norton called for a vote of all in favor signify so by saying aye, like sign for those opposed.

The motion carried with a vote *of ayes 5/0*.

Voting Yea: Council Member Hardman, Council Member Taylor, Council Member Ridley, Council Member Gaddis, Council Member Larson  
Council Member Hoffman-absent

5. Ford F-750 Dump Truck Bid Award #2020-07

Mayor Norton called for a motion to approve the Ford F-750 Dump Truck Bid Award # 2020-07.

Motion made by Council Member Gaddis, Seconded by Council Member Taylor.

Mayor Norton called for a vote of all in favor signify so by saying aye, like sign for those opposed. The motion carried with a vote *of ayes 5/0*.

Voting Yea: Council Member Hardman, Council Member Taylor, Council Member Ridley, Council Member Gaddis, Council Member Larson  
Council Member Hoffman-absent

**ADJOURNMENT**

Council Member Taylor motioned to adjourn the meeting. Mayor Norton adjourned the meeting at 5:15 p.m.



# CITY COUNCIL AGENDA REPORT

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**DATE:** January 6, 2020  
**TITLE:** Ordinance 2019-29 – State Standards Adoption for Construction  
**PRESENTED BY:** Doug Parks, City Attorney

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**AGENDA ITEM DESCRIPTION:**

Ordinance to amend the Code of the City of Dahlonega regarding enforcement of the Georgia State Minimum Standard Codes for Construction.

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**HISTORY/PAST ACTION:**

N/A

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**FINANCIAL IMPACT:**

N/A

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**RECOMMENDATION:**

Staff recommendation is approval of Ordinance 2019-29

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**SUGGESTED MOTIONS:**

N/A

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**ATTACHMENTS:**

Ordinance 2019-29

ORDINANCE 2019-29

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA, GEORGIA, SUBPART B: LAND USE AND LAND DEVELOPMENT; CHAPTER 103: BUILDINGS AND REGULATIONS; ARTICLE II: CONSTRUCTION CODES; SECTION 103-19: STATE STANDARDS ADOPTED.**

Short title: "ordinance to amend the Code of the City of Dahlonega regarding enforcement of the Georgia State Minimum Standard Codes for Construction."

WHEREAS, the Georgia State Minimum Standard Codes for Construction promote the life, health, safety and general welfare of all citizens, and;

WHEREAS, said Codes are also designed to protect the property of all citizens, and;

WHEREAS, it is the desire of the Mayor and City Council to adopt and enforce, in all respects, the various Georgia State Minimum Standard Codes for Construction.

NOW, THEREFORE, be it ordained, and it is so ordained by the authority of the City Council of Dahlonega, that Subpart B, Chapter 103, Article II, Section 103-19, shall be amended in its entirety to read as follows:

Sec. 103-19. - State standards adopted.

(a) The mayor and city council hereby adopt the following state minimum standard codes, as adopted and amended by the state department of community affairs:

- |     |                                          |              |
|-----|------------------------------------------|--------------|
| (1) | International Building Code              | 2018 Edition |
| (2) | International Mechanical Code            | 2018 Edition |
| (3) | International Fuel Gas Code              | 2018 Edition |
| (4) | International Plumbing Code              | 2018 Edition |
| (5) | National Electrical Code                 | 2017 Edition |
| (6) | International Fire Code                  | 2018 Edition |
| (7) | International Residential Code           | 2018 Edition |
| (8) | International Energy Conservation Code   | 2015 Edition |
| (9) | International Swimming Pool and Spa Code | 2018 Edition |

(b) The following appendices of said codes, as adopted and amended by the state department of community affairs, are hereby adopted by reference as though they were copied herein fully:

- (1) International Building Code: All appendices
- (2) International Mechanical Code: All appendices
- (3) International Fuel Gas Code: All appendices
- (4) International Plumbing Code: All appendices
- (5) National Electrical Code: All appendices
- (6) International Fire Code: All appendices
- (7) International Residential Code: All appendices
- (8) National Energy Conservation Code: All appendices
- (9) International Swimming Pool and Spa Code: All appendices

(c) The following are adopted by reference as though they were copied herein fully:

- (1) International Property Maintenance Code, 2012 edition, with state amendments (2015).
- (2) International Existing Building Code, 2012 edition, with state amendments (2015).

(d) The city attorney is directed and authorized to direct the codifier to make necessary minor, non-substantive corrections to the provisions of this Code, including but not limited to, the misspelling of words, typographical errors, duplicate pages, incorrect references to state or federal laws, statutes, this Code, or other codes or similar legal or technical sources, and other similar amendments, without necessity of passage of a corrective ordinance or other action of the Mayor and Council. The city clerk shall, upon the written advice or recommendation of the city attorney and without the necessity of further council action, alter, amend or supplement any non-codified ordinance, resolution or other record filed in his or her office as necessary to effect similar non-substantive changes or revisions and ensure that such public records are correct, complete and accurate.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

This Ordinance shall take effect on the \_\_\_\_ day of \_\_\_\_\_, 2019.

ORDAINED, this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Sam Norton, Mayor

Attest:

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



# CITY COUNCIL AGENDA REPORT

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**DATE:** January 6, 2020  
**TITLE:** Resolution 2020-01  
**PRESENTED BY:** Bill Schmid, City Manager

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**AGENDA ITEM DESCRIPTION:**

Resolution to Support the Planned Tourism Board

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**HISTORY/PAST ACTION:**

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**FINANCIAL IMPACT:**

None

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**RECOMMENDATION:**

Staff approves Resolution 2020-01

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**SUGGESTED MOTIONS:**

Staff approves Resolution 2020-01

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**ATTACHMENTS:**

Resolution 2020-01

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**RESOLUTION 2020-01**

**WHEREAS**, the City of Dahlonega supports the planned tourism board; and

**WHEREAS**, the City contemplates that the tourism board will be, for the purpose of enhancing tourism in our community, administering tax money derived from the City's hotel-motel tax revenues; and

**WHEREAS**, it is incumbent upon the City to oversee the administration of tax fund revenues; and

**WHEREAS**, the City has received and reviewed a pro forma set of bylaws for the planned board for comment.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the City of Dahlonega and it is so resolved by the authority thereof that the City supports the adoption of bylaws by the planned tourism board in substantially the form provided to the City because the pro forma bylaws create a structure consistent with the fiduciary duty of the board because they:

- (1) Describe the directors' legal duties and standard of care for observing those duties; and
- (2) Define the board's ability to delegate management to officers, committees, and others, subject to the board's oversight; and
- (3) Guide the board in meeting its overall fiduciary responsibilities.

RESOLVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
Sam Norton, Mayor

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



# CITY COUNCIL AGENDA REPORT

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**DATE:** January 6, 2020  
**TITLE:** Update on 2018 RTP Grant  
**PRESENTED BY:** Kevin Herrit, Director

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**AGENDA ITEM DESCRIPTION:**

Action item to approve use of TSPLOST funds  
Update on progress and funding for the 2018 RTP Grant at Wimpy Mill.

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**HISTORY/PAST ACTION:**

Sought and obtained RTP Grant approval from DNR for improvement at the Wimpy Mill Picnic area.

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**FINANCIAL IMPACT:**

\$295,000 from TSPLOST

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**RECOMMENDATION:**

Staff recommends the use of TSPLOST funds to complete the bridge and sidewalk portions of this project.

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**SUGGESTED MOTIONS:**

I move we approved the authorization of TSPLOST funds not exceeding \$295,000 in conjunction with the RTP Grant funding for improvements to Wimpy Mill Picnic area.

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**ATTACHMENTS:**

Council Update on 2018 RTP.

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# *Memorandum*

To: Mayor and City Council

From: Kevin Herrit, Community Development Director

C.C.: Bill Schmid, City Manager

Date: December 9, 2019

Re: 2018 RTP (Recreational Trails Program) Grant Update

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Staff seeks Council approval to use currently undesignated Transportation Special Purpose Local Option Sales Tax (TSPLOST) funds to finance the balance of costs associated with the Wimpy Mill Park project for the portion not otherwise funded by the Recreation Trails Program (RTP) Grant or other committed resources. The estimated cost to be funded by TSPLOST is \$295,000, which will be used primarily to construct the pedestrian bridge adjacent to the existing Wimpy Mill vehicular bridge. The existing bridge is insufficiently sized to safely accommodate increased usage by pedestrians, particularly as the community grows over time. The initial estimate was prior to the field survey and engineering design. This approach would allow the city to complete the project on time and leverage state funds by securing reimbursement under the grant for \$134,501.72

The alternative to this approach is to not construct the pedestrian bridge at this time. The impact of not doing so would mean delaying the project and waiving the previously approved RTP Grant from the Georgia Department of Natural Resources. This action may complicate or compromise the City's ability to secure these funds in a subsequent grant cycle. Further background information is provided below.

In January 2018, City Council authorized staff to apply for the Georgia Department of Natural Resources Recreational Trails Program (RTP) Grant. The city was selected to submit for the second round applications in May 2018 and was awarded the grant on December 14, 2018. The executed agreement for this grant runs until December 31, 2020.

Phase one included a development of a trailhead that consists of modifications to the gravel parking area, paved sidewalk from the parking area down the eastern bank of the Yahoola Creek to an ADA accessible main deck, floating dock with a kayak launch, stationed bridge crossing the Yahoola Creek and a paved sidewalk that will lead back up the western bank to Wimpy Mill Road and connect to the existing sidewalk along Wimpy Mill Road that leads into Downtown Dahlonega. The kayak launch dock creates a starting point to an approximately 3/4 mile water trail that will head that provides access to the Lake Zwerner Reservoir and 3.2 miles of existing hiking trail around Lake Zwerner.

The initial projected total cost at time of grant application was \$190,721.72, with our local match being \$38,144.34. The budget included \$67,790.00 in matching funds and \$2,880.00 in an in-kind match. The matching funds and the in-kind funds took the application budget to \$205,171.72 in total funds for the project. After procuring Davis Engineering and Surveying (DES) to perform a pre-engineering study that would show what the best feasible route for the pedestrian bridge would be and how the placement and cost would differ from the proposed bridge structure in the grant application, DES recommended that the pedestrian bridge be changed to run along the side of the current vehicular two-lane bridge on Wimpy Mill Road. Following this, the new cost estimates came in at a total amount of \$621,000, comprised heavily of the pedestrian bridge, estimated at \$375,000.00 for the materials, abutments, and installation and the expanded lower parking lot. Staff performed additional research and was able to get an estimated bridge cost of \$252,000, reducing the overall cost by \$123,000. The current bridge design will allow us to span the Yahoola Creek and not require section 404 permits or variances from the Department of Natural Resources (DNR). The reduced bridge cost brought the engineer's overall project cost estimate down from a total of \$621,000 to roughly \$498,000.

The trailhead for the blue way should consist of a design with a dock and an ADA accessible kayak launch. To help with the accessibility of the ADA accessible kayak launch, dredging on a section where the creek has deposited sediment at the confluence points of the Yahoola Creek delta, and the reservoir should occur. Sediment buildup has restricted water flow to where the dock will connect to the concentrated flow area of the creek. Staff is currently working toward a solution related to these deposits and readying for the bid portion of Phase 1. Council support for the revised project is respectfully sought.

**GENERAL NOTES:**

- 1) ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF DAHLONEGA, GEORGIA REQUIREMENTS.
- 2) ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
- 3) CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
- 4) ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
- 5) MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
- 6) THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
- 7) IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
- 8) TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
- 9) NO MATERIAL CAN BE BURIED ONSITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
- 10) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
- 11) CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
- 12) MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
- 13) THIS SITE DOES NOT CONTAIN WETLANDS.
- 14) THIS SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
- 15) EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
- 16) CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
- 17) ALL HDPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
- 18) ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- 19) MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

**GRADING & DRAINAGE NOTES:**

- 1) ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
- 2) ALL EARTHWORK SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR WITHIN 3% ± OF OPTIMUM MOISTURE CONTENT. THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO 98% STANDARD PROCTOR.
- 3) ALL VEGETATION, ROOT SYSTEMS, TOPSOIL, REFUSE, AND OTHER DELETERIOUS, NON-SOIL MATERIAL SHALL BE STRIPPED FROM THE PROPOSED CONSTRUCTION AREAS. CLEAN TOPSOIL MAY BE STOCKPILED AND REUSED LATER AT THE OWNER'S DISCRETION.
- 4) DIRT FOR FILL SHALL BE CLEAN, COHESIVE CLAY OR SANDY CLAY FREE OF DEBRIS, ORGANICS, AND DELETERIOUS MATERIAL.
- 5) ALL STRUCTURAL FILL AREAS ARE TO BE CONSTRUCTED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
- 6) CONTOURS AND SPOT ELEVATIONS SHOWN WITHIN PLANS INDICATE FINISHED GRADE ELEVATIONS.
- 7) GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED.
- 8) ALL TREES TO BE SAVED SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRILINES OF EXISTING TREES.
- 9) THE CLEARING LIMITS WILL BE CLEARLY LOCATED IN THE FIELD. NO CONSTRUCTION ACTIVITY WILL TAKE PLACE OUTSIDE OF THE CLEARING LIMITS.
- 10) THE NOI MUST BE SUBMITTED BY THE CONTRACTOR 14 DAYS MINIMUM PRIOR TO THE BEGINNING OF CONSTRUCTION.
- 11) CONTRACTOR SHALL CLEARLY MARK AND MAINTAIN PROPERTY CORNER MONUMENTS AND BENCHMARKS AND IS RESPONSIBLE FOR THE COST OF REPLACEMENT IF DISTURBED. THE CONTRACTOR IS ALSO ADVISED TO PROTECT ALL ADJACENT LANDS FROM DAMAGE AND WILL BE RESPONSIBLE TO RETURN ANY DISTURBED OFF-SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.
- 12) TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO NO LESS THAN 95% OF THE OPTIMUM COMPACTION FOR ANY SOIL CLASSIFICATION AS DETERMINED BY THE STANDARD PROCTOR TEST (AASHTO T-180 METHOD 'A'). BACKFILL MATERIAL SHALL BE CLEAN AND FREE OF ROOTS, ROCK, OR DELETERIOUS MATERIAL. CONTRACTOR SHALL CORRECT ANY DAMAGE TO CURBING OR PAVING CAUSED BY TRENCH SETTLEMENT WHICH OCCURS WITHIN 12 MONTHS OF PROJECT ACCEPTANCE.
- 13) AREAS INTENDED TO SUPPORT PAVEMENT OR NEW FILL SHALL BE PROOF ROLLED WITH A 20 TO 30 TON LOADED TRUCK OR OTHER PNEUMATIC-TIRED VEHICLE OF SIMILAR SIZE AND WEIGHT IN THE PRESENCE OF A GEOTECHNICAL ENGINEER TO LOCATE WEAK, SOFT, OR EXCESSIVELY WEAK MATERIALS. AREAS WHICH PUMP WHILE PROOF ROLLED SHALL BE UNDERCUT AND BACK-FILLED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- 14) CRUSHED STONE AGGREGATE (GAB) IN ROADWAY/PARKING AREAS SHALL CONFORM WITH SECTION 815 OF THE STATE OF GEORGIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL ASPHALT MATERIAL AND PAVING OPERATIONS SHALL MEET APPLICABLE SPECIFICATIONS OF THE ASPHALT INSTITUTE AND GEORGIA DEPARTMENT OF TRANSPORTATION.
- 15) THE CONSTRUCTION OF THIS SITE WILL NOT RESULT IN ANY FLOODING OR CHANNEL DEGRADATION DOWNSTREAM.

**EROSION & SEDIMENT CONTROL NOTES:**

- 1) EROSION AND SEDIMENT SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTION BY OWNER, ENGINEER, OR INSPECTOR.
- 2) THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- 3) MAINTENANCE OF ALL SOIL EROSION & SEDIMENTATION CONTROL MEASURES & PRACTICES WHETHER TEMPORARY OR PERMANENT SHALL BE AT ALL TIMES AT THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 4) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
- 5) ALL DISTURBED AREAS TO BE GRASSED. GRASSING TO BEGIN WITHIN 7 DAYS AFTER THE COMPLETION OF ANY LAND DISTURBANCE ACTIVITY, OR IF ACTIVITY IS DISCONTINUED FOR A PERIOD OF 7 DAYS OR LONGER.
- 6) MAINTENANCE REQUIRED FOR EROSION CONTROL DEVICES. CLEAN OUT BEFORE ONE-HALF FULL.
- 7) PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE. ALL ENTRANCES TO THE SITE WHICH ARE NOT PROTECTED SHALL BE BARRICADED.
- 8) IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION. CALL CITY OF DAHLONEGA FOR AN INSPECTION PRIOR TO PERFORMING ANY OTHER WORK.
- 9) THE LOCATION OF EROSION CONTROL DEVICES SHALL BE ADJUSTED AS CONSTRUCTION PROGRESSES IN ORDER TO MAINTAIN A FUNCTIONING EROSION CONTROL SYSTEM.
- 10) EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND AT LEAST DAILY DURING PROLONGED PERIODS OF CONTINUOUS RAINFALLS.
- 11) EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL PERMANENT COVER IS ESTABLISHED AND THEN REMOVED SO THAT DRAINAGE FROM THE SITE IS NOT IMPEDED.
- 12) ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY.

# SITE DEVELOPMENT PLANS FOR: LAKE ZWERNER CANOE/KAYAK LAUNCH

ZONED: R-1

PARCEL: 078 164 D02

LAND LOTS 981 & 1002, 12TH DISTRICT, 1ST SECTION  
CITY OF DAHLONEGA, GA

TOTAL AREA: 8.11 ACRES  
DISTURBED AREA: 0.70 ACRES

DES PROJECT NO. 2018-172

**OWNER/DEVELOPER**  
CITY OF DAHLONEGA  
465 RILEY ROAD  
DAHLONEGA, GA 30533  
PHONE: (706) 864-6133

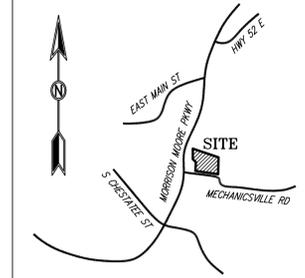
**24-HOUR CONTACT**  
MR. MARK BUCHANAN  
PHONE: (706) 482-2712  
mbuchanan@dahlonega-ga.gov

PREPARED BY:

**DES DAVIS**  
ENGINEERING & SURVEYING  
113 PROMINENCE COURT  
SUITE 210  
DAWSONVILLE, GA 30534  
PHONE: (706) 265-1234  
DAVISENGINEERS.COM

**GEORGIA811**  
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



LOCATION MAP  
N.T.S.

**PROJECT DESCRIPTION:**

THIS 8.11 ACRE SITE, OWNED BY THE CITY OF DAHLONEGA, IS CURRENTLY PARTIALLY DEVELOPED WITH GRAVEL AND CONCRETE PARKING. THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF NEW GRAVEL PARKING, ADA ACCESSIBLE FLOATING DOCK, CONCRETE SIDEWALKS, AND A PEDESTRIAN BRIDGE OVER LAKE ZWERNER ALONG THE WIMPY MILL ROAD BRIDGE.

TOTAL AREA = 8.11 ACRES (FROM TAX RECORDS)  
DISTURBED AREA = 0.70 ACRES

SITE ADDRESS:  
WIMPY MILL ROAD AND SKY COUNTRY ROAD, DAHLONEGA, GA 30533

WATER SOURCE: CITY OF DAHLONEGA, GA  
SEWER SOURCE: CITY OF DAHLONEGA, GA

TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN DATA BY DAVIS ENGINEERING & SURVEYING LLC., AS WELL AS COUNTY GIS DATA.

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

CONTOUR INTERVAL = 2'

PROJECT BENCHMARK:  
TBM USED IS THE TOP OF AN EXISTING STORM JUNCTION BOX FOUND AT THE NORTHEAST CORNER OF THE SITE (ELEV. 1249.05).

A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13187C0161D DATED 4/4/18.

**SHEET INDEX**

1	COVER SHEET
2	EXISTING CONDITIONS/DEMO PLAN
3	SITE AND GRADING PLAN
4	ES&PC PLAN
5	ES&PC NOTES AND DETAILS

REVISION	DATE	DESCRIPTION
1	4/24/19	REVISED PER CITY OF DAHLONEGA

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 DISTURBED AREA = 0.70 ACRES

SITE ADDRESS:  
 WIMPY MILL ROAD AND SKY COUNTRY ROAD, DAHLONEGA, GA 30533

WATER SOURCE: CITY OF DAHLONEGA, GA  
 SEWER SOURCE: CITY OF DAHLONEGA, GA

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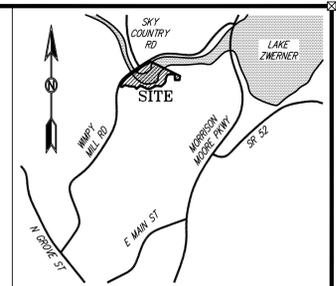
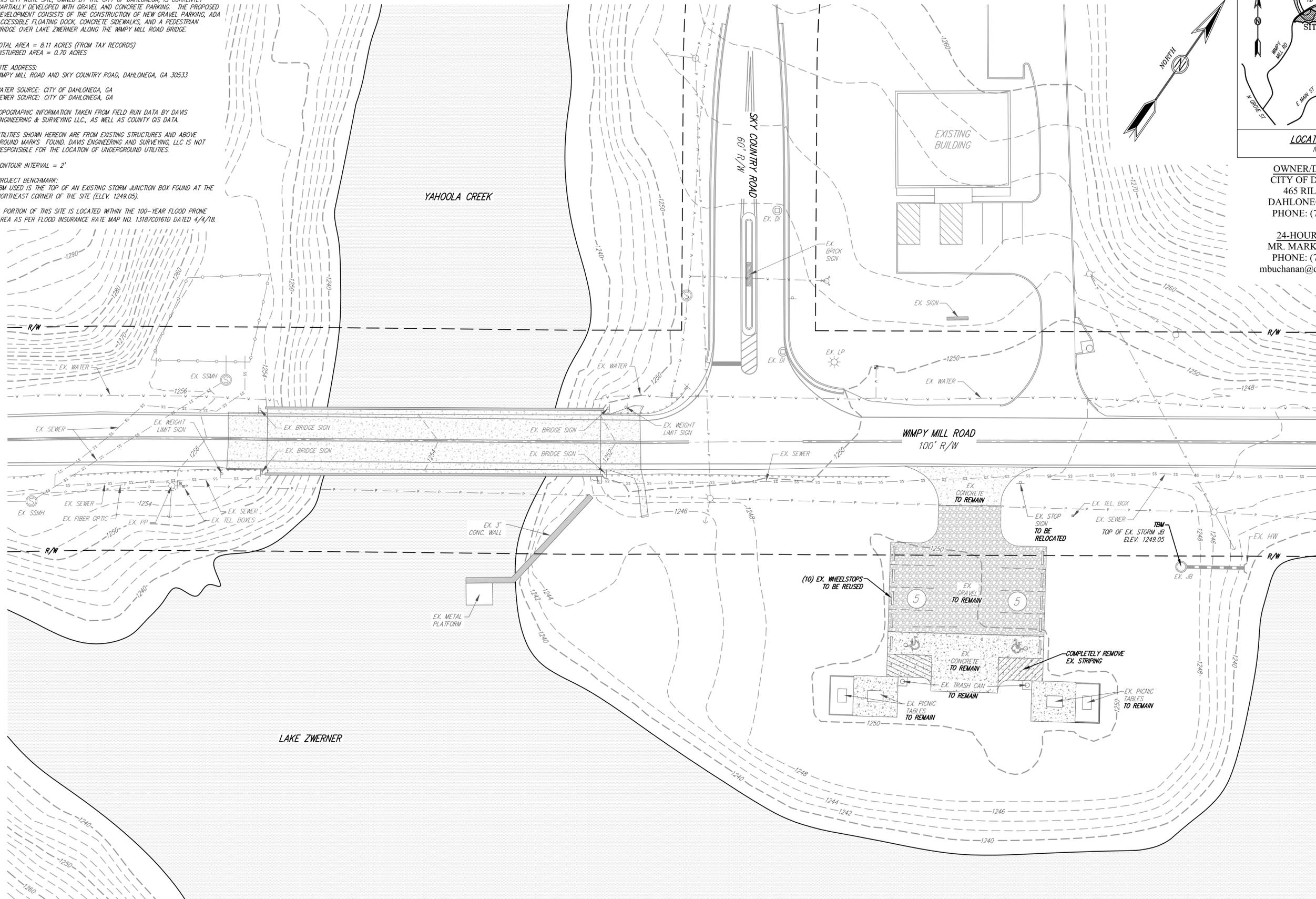
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SEE COVER SHEET FOR PLAN NOTES



LOCATION MAP  
 N.T.S.

OWNER/DEVELOPER  
 CITY OF DAHLONEGA  
 465 RILEY ROAD  
 DAHLONEGA, GA 30533  
 PHONE: (706) 864-6133

24-HOUR CONTACT  
 MR. MARK BUCHANAN  
 PHONE: (706) 482-2712  
 mbuchanan@dahlonega-ga.gov

**DES DAVIS**  
 ENGINEERING & SURVEYING  
 113 PROMINENCE COURT  
 SUITE 210  
 DAWSONVILLE, GA 30534  
 PHONE: (706) 265-1234  
 DAVISENGINEERS.COM

REGISTERED PROFESSIONAL ENGINEER  
 No. 034135  
 JASON K. DAVIS  
 4/24/19

REVISION	DATE	DESCRIPTION
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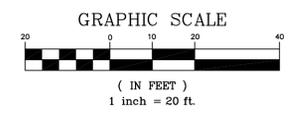
**EXISTING CONDITIONS/DEMO PLAN**  
 LAKE ZWERNER CANOE/KAYAK LAUNCH  
 PARCEL: 078 164 D02  
 LAND LOTS 981 & 1002, 12TH DISTRICT, 1ST SECTION  
 CITY OF DAHLONEGA  
 LUMPKIN COUNTY, GEORGIA

DRAWN BY: TJB, PSA  
 CHECKED BY: JRD  
 LAND LOT: 981 & 1002  
 DISTRICT: 12  
 SECTION: 1  
 CITY: DAHLONEGA, GA  
 COUNTY: LUMPKIN  
 DATE: 3/11/19

SHEET NO.  
 2 OF 5  
 PROJECT NO.  
 2018-172

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TOTAL AREA = 8.11 ACRES (FROM TAX RECORDS)  
 DISTURBED AREA = 0.70 ACRES

SITE ADDRESS:  
 WIMPY MILL ROAD AND SKY COUNTRY ROAD, DAHLONEGA, GA 30533

WATER SOURCE: CITY OF DAHLONEGA, GA  
 SEWER SOURCE: CITY OF DAHLONEGA, GA

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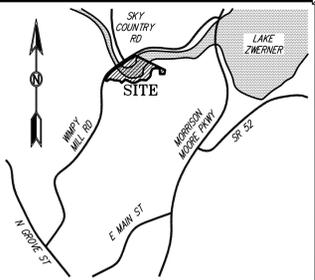
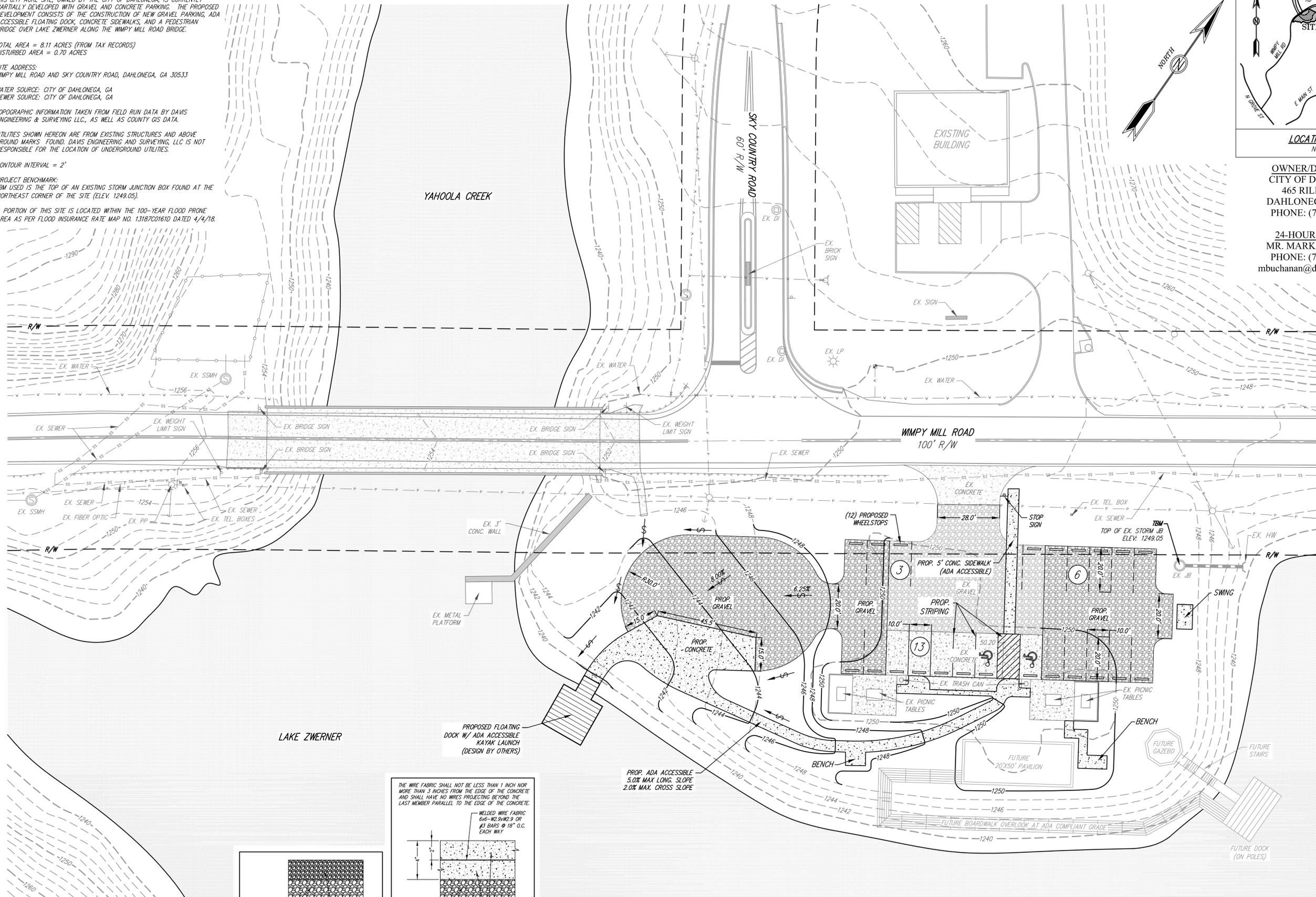
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CONTOUR INTERVAL = 2'

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SEE COVER SHEET FOR PLAN NOTES



LOCATION MAP  
 N.T.S.

OWNER/DEVELOPER  
 CITY OF DAHLONEGA  
 465 RILEY ROAD  
 DAHLONEGA, GA 30533  
 PHONE: (706) 864-6133

24-HOUR CONTACT  
 MR. MARK BUCHANAN  
 PHONE: (706) 482-2712  
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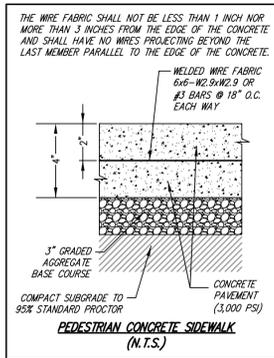
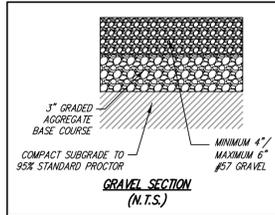
REGISTERED PROFESSIONAL ENGINEER  
 No. 034135  
 JASON K. DAVIS  
 4/24/19

REVISION	DATE	DESCRIPTION
1	4/24/19	REVISED PER CITY OF DAHLONEGA

**SITE AND GRADING PLAN**  
 LAKE ZWERNER CANOE/KAYAK LAUNCH  
 PARCEL: 078 164 D02  
 LAND LOTS 981 & 1002, 12TH DISTRICT, 1ST SECTION  
 CITY OF DAHLONEGA  
 LUMPKIN COUNTY, GEORGIA

DRAWN BY: TJB, PSA  
 CHECKED BY: JRD  
 LAND LOT: 981 & 1002  
 DISTRICT: 12  
 SECTION: 1  
 CITY: DAHLONEGA, GA  
 COUNTY: LUMPKIN  
 DATE: 3/11/19

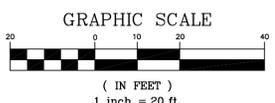
SHEET NO.  
 3 OF 5  
 PROJECT NO.  
 2018-172



PROP. ADA ACCESSIBLE  
 5.0% MAX LONG. SLOPE  
 2.0% MAX. CROSS SLOPE

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SITE ADDRESS:  
 WIMPY MILL ROAD AND SKY COUNTRY ROAD, DAHLONEGA, GA 30533

WATER SOURCE: CITY OF DAHLONEGA, GA  
 SEWER SOURCE: CITY OF DAHLONEGA, GA

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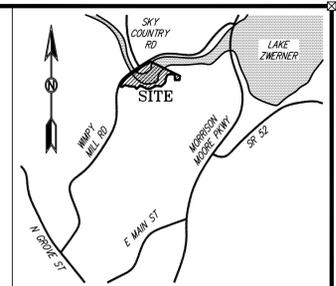
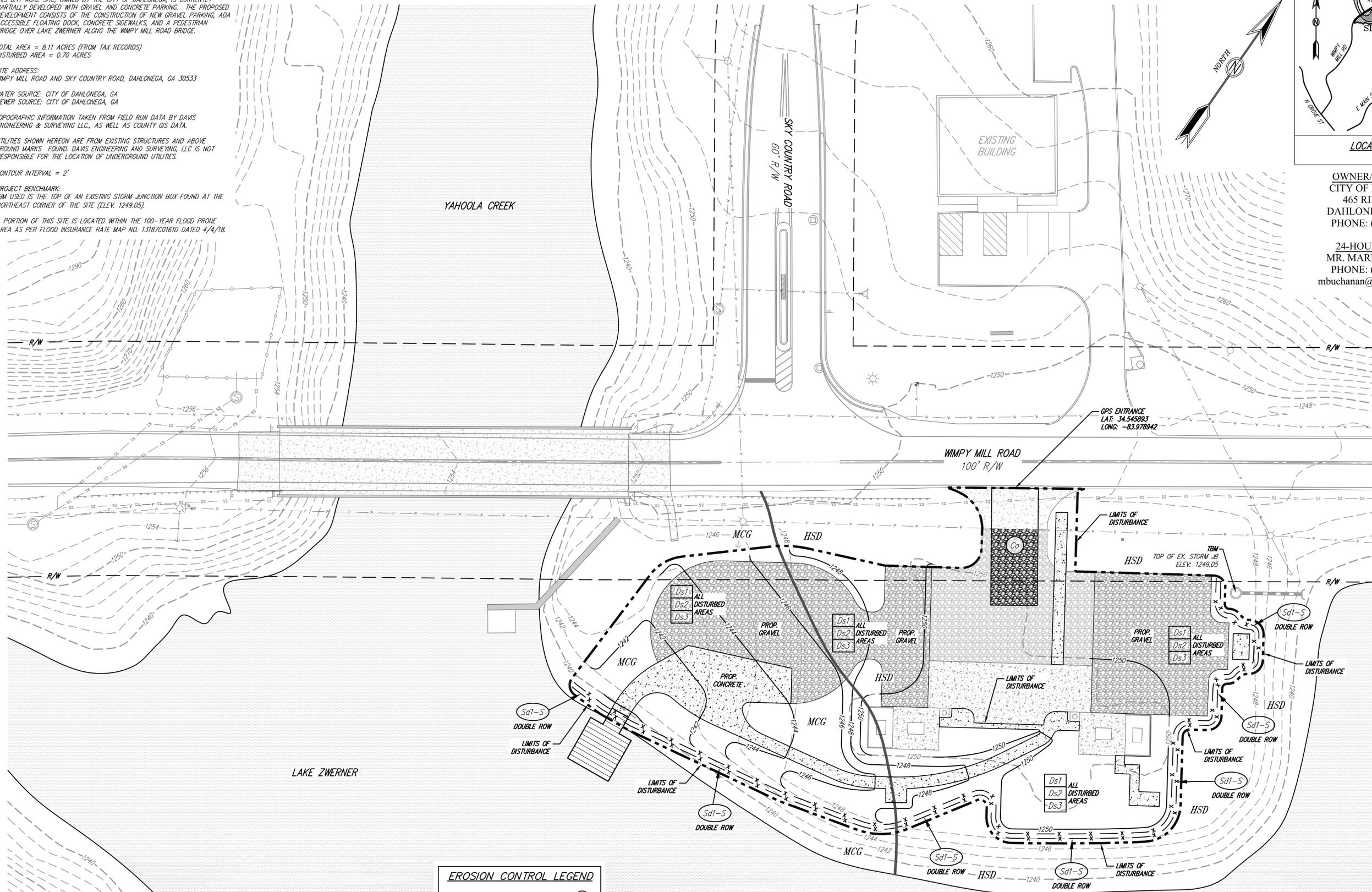
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CONTOUR INTERVAL = 2'

PROJECT BENCHMARK:  
 TBM USED IS THE TOP OF AN EXISTING STORM JUNCTION BOX FOUND AT THE NORTHEAST CORNER OF THE SITE (ELEV. 1249.05).

A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13187C0161D DATED 4/4/18.

SEE COVER SHEET FOR PLAN NOTES



LOCATION MAP  
 N.T.S.

OWNER/DEVELOPER  
 CITY OF DAHLONEGA  
 465 RILEY ROAD  
 DAHLONEGA, GA 30533  
 PHONE: (706) 864-6133

24-HOUR CONTACT  
 MR. MARK BUCHANAN  
 PHONE: (706) 482-2712  
 mbuchanan@dahlonega-ga.gov

**DES DAVIS**  
 ENGINEERING & SURVEYING  
 113 PROMINENCE COURT  
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 DAWSONVILLE, GA 30534  
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REGISTERED PROFESSIONAL ENGINEER  
 No. 034135  
 JASON K. DAVIS  
 4/24/19

REVISION	DATE	DESCRIPTION
1	4/24/19	REVISED PER CITY OF DAHLONEGA

**ES&PC PLAN**  
 LAKE ZWERNER CANOE/KAYAK LAUNCH  
 PARCEL: 078 164 D02  
 LAND LOTS 981 & 1002, 12TH DISTRICT, 1ST SECTION  
 CITY OF DAHLONEGA  
 LUMPKIN COUNTY, GEORGIA

DRAWN BY:	TJB, PSA
CHECKED BY:	JRD
LAND LOT:	981 & 1002
DISTRICT:	12
SECTION:	1
CITY:	DAHLONEGA, GA
COUNTY:	LUMPKIN
DATE:	3/11/19

SHEET NO.  
 4 OF 5  
 PROJECT NO.  
 2018-172

**PROFESSIONAL CERTIFICATIONS:**  
 I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.  
 Jason K. Davis  
 JASON K. DAVIS, P.E. GSWCC CERTIFICATION NO. 0000059573  
 REG. GA. 034135

**EROSION CONTROL LEGEND**

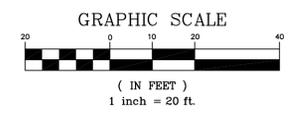
TEMPORARY CONSTRUCTION EXIT	Co
SEDIMENT BARRIER - SENSITIVE	Sd1-S
STORM OUTLET PROTECTION - RIP RAP	St
TEMPORARY MULCHING	Ds1
TEMPORARY GRASSING	Ds2
PERMANENT GRASSING	Ds3

**SOIL CHARACTERISTICS**

SOIL SYMBOL	NAME	SLOPE	LIMITATIONS	PERMEABILITY	HYDRO SOIL GROUP
HSD	HIWASSEE LOAM	10-15%	WELL DRAINED	0.57-1.98	B
MCG	MUSSELLA COBBLY LOAM	25-60%	WELL DRAINED	0.00-1.98	D

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- SHEET 5
- JASON K. DAVIS GSWCC LEVEL II CERTIFICATION NO. 0000059573
- 24-HOUR CONTACT: MR. MARK BUCHANAN (706) 482-2712
- OWNER: CITY OF DAHLONEGA, GA
- ADDRESS: 465 RILEY ROAD, DAHLONEGA, GA 30533
- PHONE: (706) 864-6133
- EMAIL: kherri@dahlonega-ga.gov
- DISTURBED AREA: 0.70 ACRES
- CONSTRUCTION EXIT COORDINATES: 34.545893, -83.978942
- SHEETS 4-5
- THIS 8.11 ACRE SITE, OWNED BY THE CITY OF DAHLONEGA, IS CURRENTLY PARTIALLY DEVELOPED WITH GRAVEL AND CONCRETE PARKING. THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF NEW GRAVEL PARKING, ADA ACCESSIBLE FLOATING DOCK, CONCRETE SIDEWALKS, AND A PEDESTRIAN BRIDGE OVER LAKE ZWERNER ALONG THE WIMPY MILL ROAD BRIDGE.
- SHEET 4
- THE INITIAL RECEIVING WATER(S) FOR THIS PROJECT IS YAHOOOLA CREEK/LAKE ZWERNER. THERE WILL BE NO ADVERSE IMPACT TO DOWNSTREAM PROPERTIES BY THE POST-DEVELOPMENT RUNOFF FROM THE SITE.
- I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

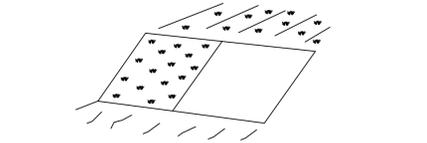
Jason K. Davis 3/11/19  
 P.E. 34135, GSWCC CERTIFICATION #59573 DATE

- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 50-FOOT UNDISTURBED STREAM BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS. THIS SITE DOES NOT HAVE STATE WATERS REQUIRING AN UNDISTURBED BUFFER. THIS SITE DOES NOT CONTAIN WETLANDS.
- THERE ARE NO BUFFER ENCROACHMENTS FOR THIS SITE.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- SOIL CLEANUP AND CONTROL PRACTICES: LOCAL, STATE AND MANUFACTURERS RECOMMENDED METHODS FOR SOIL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL. MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THIS MATERIAL STORAGE AREA. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST, AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS. SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN, IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ON SITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 600 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTER-MEASURES PLAN PREPARED BY THAT LICENSED ENGINEER.

CONSTRUCTION SCHEDULE	WEEKS						
	1	2	3	4	5	6	7
CLEARING & GRUBBING							
EROSION CONTROL INSTALLATION							
EARTHWORK (CUT & FILL)							
GRASSING (LIMIT EXPOSURE TO 7 DAYS)							
GRAVEL & SIDEWALK							
FINISH GRADING							
FINAL STABILIZATION							

SCHEDULE MAY BE MODIFIED WITH APPROVAL FROM CITY OF DAHLONEGA

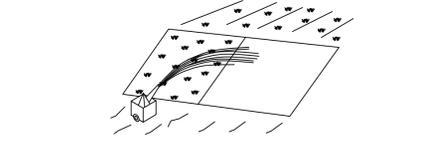
- SHEET 4
- SHEET 4
- N/A
- N/A
- N/A
- THE ENTIRE DEVELOPED AREA IS INCLUDED IN ONE BASIN THAT DRAINS TO LAKE ZWERNER. BASIN AREA: 1.15 ACRES
- PRE-DEVELOPED RUNOFF COEFFICIENT: 0.40 100-YEAR FLOW: 4.54 CFS
- POST-DEVELOPED RUNOFF COEFFICIENT: 0.75 100-YEAR FLOW: 8.51 CFS
- N/A
- SHEET 4
- SHEET 4
- SHEET 4
- SHEET 5
- SHEET 5



ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.

MATERIAL	RATE	DEPTH
STRAW OR HAY	2 1/2 TON/ACRE	6" - 10"
WOOD WASTE, CHIPS, SAWDUST, BARK	6 TO 9 TON/ACRE	2" - 3"
CUTBACK ASPHALT	PER GEOTECH'S RECOMMENDATIONS	-
POLYETHYLENE FILM	SECURE W/ SOIL ANCHORS, WEIGHTS	-
GEOTEXTILES, JUTE MATTING, NETTING, ETC.	PER MANUFACTURER'S RECOMMENDATIONS	-

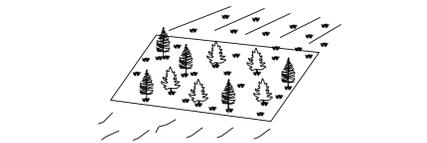
**Ds1 DISTURBED AREA STABILIZATION MULCHING ONLY**  
N.T.S.



ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12	1000	30
COOL SEASON GRASSES & LEGUMES	FIRST MAINTENANCE	6-12-12	1500	0-50
	SECOND MAINTENANCE	0-12-12	1000	-
TEMPORARY COVER CROPS SEEDING ALONE	FIRST MAINTENANCE	10-10-10	500	30
WARM SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12	800	50-100
		10-10-10	400	30

**Ds2 DISTURBED AREA STABILIZATION TEMPORARY SEEDING**  
N.T.S.



PLANTING VEGETATION, SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON HIGHLY ERODIBLE OR CRITICALLY ERODING AREAS.

**Ds3 DISTURBED AREA STABILIZATION PERMANENT VEGETATION**  
N.T.S.

**CRITICAL AREA VEGETATIVE PLAN** Ds1 Ds2 Ds3

GENERAL: THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGES FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS: DUE TO GRADING AND CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATA. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

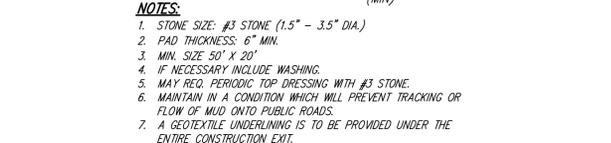
CONVENTIONAL SEEDING EQUIPMENT: GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED AND FIRMED. SEEDING WILL BE DONE WITH CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT IS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

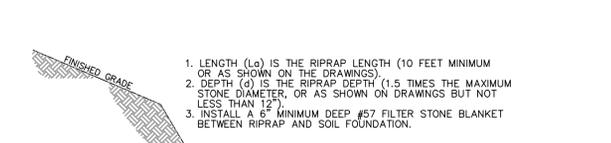
AGRICULTURAL LIMESTONE FERTILIZER, 5-10-15 MULCH, STRAW OR HAY	4000 lbs./acre 1500 lbs./acre 5000 lbs./acre	PLANTING DATES
HULLED COMMON BERMUDDAGRASS	APPLICATION RATE/ACRES	3/1 - 6/15
FESCUE	50 LBS	9/1 - 10/31
FESCUE	50 LBS	11/1 - 2/28
RYE	50 LBS	
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15 - 8/3

B. TOPDRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL  
 FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

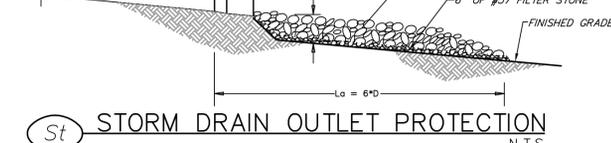
C. SECOND-YEAR FERTILIZER: (5-10-15 OR EQUIVALENT) 800 LBS/ACRE



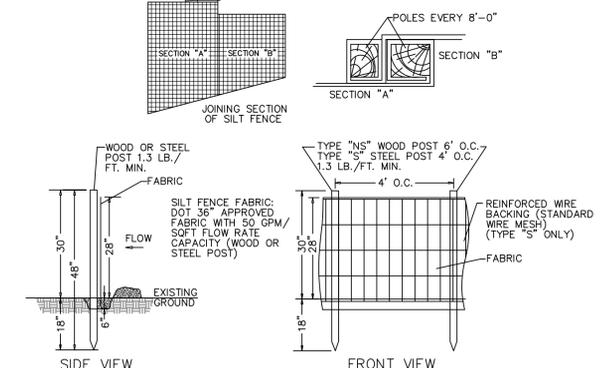
**Co TEMPORARY CONSTRUCTION EXIT**  
N.T.S.



**St STORM DRAIN OUTLET PROTECTION**  
N.T.S.



**Sd1 SEDIMENT BARRIER**  
OR APPROVED EQUAL (TYPE "S" & "NS" SILT FENCE) N.T.S.



Page #	Included	Y/N
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**DES DAVIS**  
 ENGINEERING & SURVEYING  
 113 PROMINENCE COURT  
 SUITE 210  
 DAWSONVILLE, GA 30534  
 PHONE: (706) 265-1234  
 DAVISENGINEERS.COM

REGISTERED PROFESSIONAL ENGINEER  
 No. 034135  
 JASON K. DAVIS  
 4/24/19

REVISION	DATE	DESCRIPTION
1	4/24/19	REVISED PER CITY OF DAHLONEGA

**ES&PC NOTES AND MD DETAILS**  
 LAKE ZWERNER CANOE/KAYAK LAUNCH  
 PARCEL: 078 164 D02  
 LAND LOTS 981 & 1002, 12TH DISTRICT, 1ST SECTION  
 CITY OF DAHLONEGA  
 LUMPKIN COUNTY, GEORGIA

DRAWN BY: TJB, PSA  
 CHECKED BY: JRD  
 LAND LOT: 981 & 1002  
 DISTRICT: 12  
 SECTION: 1  
 CITY: DAHLONEGA, GA  
 COUNTY: LUMPKIN  
 DATE: 3/11/19

SHEET NO.  
 5 OF 5  
 PROJECT NO.  
 2018-172

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ENGINEER'S COST ESTIMATE

LAKE ZWERNER LAUNCH AREA ONLY

ITEM	QTY	UNIT	UNIT COST	COST
MOBILIZATION	1	EA	\$1,500.00	\$1,500.00
CONSTRUCTION STAKING & ASBUILT	1	LS	\$5,000.00	\$5,000.00
TRAFFIC CONTROL	1	LS	\$2,000.00	\$2,000.00
EARTHWORK INCLUDING CLEARING, GRUBBING, ETC.	1	LS	\$21,900.00	\$21,900.00
SITE - WHEELSTOPS	22	EA	\$150.00	\$3,300.00
SITE - GRAVEL	245	TN	\$45.00	\$11,025.00
SITE - CONCRETE	320	SY	\$60.00	\$19,200.00
SITE - SIGNAGE	1	LS	\$1,500.00	\$1,500.00
SITE - STRIPING	1	LS	\$1,000.00	\$1,000.00
SITE - LIGHTING	2	EA	\$4,210.00	\$8,420.00
SITE - LANDSCAPING	1	LS	\$5,000.00	\$5,000.00
ES&PC - CONSTRUCTION ENTRANCE	1	EA	\$2,000.00	\$2,000.00
ES&PC - CONCRETE WASHOUT AREA	1	EA	\$800.00	\$800.00
ES&PC - TYPE "S" SILT FENCE	850	LF	\$4.00	\$3,400.00
ES&PC - HAY BALE CHECK DAMS	5	EA	\$350.00	\$1,750.00
ES&PC - RIP-RAP	10	TN	\$45.00	\$450.00
ES&PC - PERMANENT GRASSING	1	AC	\$1,850.00	\$1,850.00
10% CONTINGENCY				\$9,009.50
			<b>TOTAL</b>	\$99,104.50



ENGINEER'S COST ESTIMATE

LAKE ZWERNER BRIDGE & SIDEWALK

ITEM	QTY	UNIT	UNIT COST	COST
MOBILIZATION	1	EA	\$20,000.00	\$20,000.00
CONSTRUCTION STAKING & ASBUILT	1	LS	\$7,500.00	\$7,500.00
TRAFFIC CONTROL	1	LS	\$5,000.00	\$5,000.00
EARTHWORK INCLUDING CLEARING, GRUBBING, ETC.	1	LS	\$7,500.00	\$7,500.00
SITE - CONCRETE	250	SY	\$60.00	\$15,000.00
SITE - SIGNAGE	1	LS	\$1,000.00	\$1,000.00
SITE - STRIPING	1	LS	\$1,500.00	\$1,500.00
SITE - LANDSCAPING	1	LS	\$5,000.00	\$5,000.00
BRIDGE - MATERIALS, ABUTMENTS, AND INSTALL	1	LS	\$375,000.00	\$375,000.00
ES&PC - CONSTRUCTION ENTRANCE	1	EA	\$2,000.00	\$2,000.00
ES&PC - CONCRETE WASHOUT AREA	1	EA	\$800.00	\$800.00
ES&PC - TYPE "S" SILT FENCE	650	LF	\$4.00	\$2,600.00
ES&PC - RIP-RAP	50	TN	\$45.00	\$2,250.00
ES&PC - PERMANENT GRASSING	1	AC	\$1,000.00	\$1,000.00
10% CONTINGENCY				\$44,615.00
			<b>TOTAL</b>	\$490,765.00



# CITY COUNCIL AGENDA REPORT

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**DATE:** December 19, 2019  
**TITLE:** Achasta Lift Station Rehabilitation Bids & Recommendation  
**PRESENTED BY:** John Jarrard, Water/Wastewater Treatment Director

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**AGENDA ITEM DESCRIPTION:**

Achasta Lift Station Rehabilitation Bids & Recommendation

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**HISTORY/PAST ACTION:**

Council Approved Engineering and Bidding Process July 1, 2019.

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**FINANCIAL IMPACT:**

Budget for this project was \$450,000. Winning bid was from Cedar Farms & Construction for \$424,659.70.

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**RECOMMENDATION:**

Staff agrees with the recommendation from Turnipseed Engineers for awarding this project to Cedar Farms & Construction for \$424,659.70.

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**SUGGESTED MOTIONS:**

Council to approve this project in the January 6, 2020 Council Meeting.

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**ATTACHMENTS:**

Turnipseed Engineers Bid Tabulation/Recommendation for Achasta Lift Station Rehabilitation

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November 25, 2019

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

Attention: Mr. Bill Schmid, City Manager

Re: City of Dahlonega  
Achasta Pump Station Rehabilitation  
Project No. 192272

We have checked the bids received November 21, 2019 on subject project. A tabulation of the bids received is as follows:

	<b><i>Bidder</i></b>	<b><i>Total Amount Bid</i></b>
1.	Cedar Farms & Construction, Inc. Eastonollee, Georgia	\$424,659.70
2.	Willow Construction, Inc. Powder Springs, Georgia	\$456,000.00
3.	Lanier Contracting Company Suwanee, Georgia	\$519,661.00
4.	Reynolds Construction, LLC Jacksonville, Florida	\$566,500.00
5.	Sol Construction, LLC Atlanta, Georgia	\$577,430.00

As indicated, the low bidder is Cedar Farms & Construction, Inc. of Eastonollee, Georgia with a bid of \$424,659.70. Since the low bidder appears to have adequate experience, technical ability and financial capability to complete the project, we recommend contract award be made to Cedar Farms & Construction, Inc. of Eastonollee, Georgia.

We have enclosed a certified copy of the bid tabulation for the bids received and a sample resolution the City should consider adopting.

If the contract is awarded, we will proceed with preparation of the contract documents for execution by both the contractor and the City.

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

Yours truly,



C.K. Butterfield, P.E.  
Turnipseed Engineers

CKB:kb  
Enclosures

**RESOLUTION**

WHEREAS bids were received by the City of Dahlonega, November 22, 2019, for Achasta Lift Station Rehabilitation; and

WHEREAS the low responsible, responsive bidder is Cedar Farms & Construction, Inc. of Eastonollee, Georgia with a bid in the amount of \$ 424,659.70; and

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

BE IT THEREFORE resolved the Mayor and Council hereby makes contract award of the construction contract to the low bidder Cedar Farms & Construction, Inc. of Eastonollee, Georgia, in the amount of \$ 424,659.70.

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

**CITY OF DAHLONEGA, GEORGIA**

\_\_\_\_\_  
Mayor Sam Norton

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

**CITY OF DAHLONEGA, GEORGIA  
 ACHASTA PUMP STATION REHABILITATION  
 PROJECT NO. 192272  
 CERTIFIED BID TABULATION  
 BIDS RECEIVED NOVEMBER 21, 2019**

**THIS IS TO CERTIFY THAT THIS  
 IS A CORRECT TABULATION**

  
 C.K. Butterfield, P.E.  
 Turnipseed Engineers  
 Atlanta, Georgia

**CITY OF DAHLONEGA  
 ACHASTA PUMP STATION REHABILITATION**

**CEDAR FARMS & CONSTRUCTION, INC.  
 EASTONELLE, GEORGIA**

For furnishing all materials and performing all labor necessary for rehabilitation of the Achasta Pump Station Rehabilitation as shown on the Drawings and as specified for the following prices and approximate quantities shown:

Item 1 For furnishing all material and equipment and performing all labor necessary for replacement of the Achasta Pump Station (excluding the cost of equipment listed in Item 2), removal of existing pumps, installation of new wetwell top slab and valve vault top slab, lining the wet well interior, electrical, mechanical, painting, fencing, grassing, gravel access drive, erosion control, and all other appurtenances, as shown on the Drawings and/or specified, the lump sum amount of:

\$263,000.00

Item 2 For furnishing and installing Major Mechanical Equipment

	<b>Equipment and Manufacturer</b>	<b>Price</b>	<b>Base Price</b>
a.	Submersible Pumps - Section 5		\$159,430.00
	Mfr. <u>2 Flygt Model NP3203.095 4"</u>	<u>\$159,430.00</u>	
	Mfr. <u>Only Flygt</u>		
Subtotal Items 1 through 2, inclusive, the amount of:			\$422,430.00

**EXTRA WORK, IF ORDERED BY ENGINEER**

(To cover authorized changes in scope of lump sum work under Item No. 1)

**ITEM**

<b>NO.</b>	<b>QTY.</b>	<b>UNIT</b>	<b>DESCRIPTION</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>
3.	5	CY	CLASS 'A' CONCRETE WORK	\$210.50	\$1,052.50
4.	C.I. OR D.I. PIPE FITTINGS				
a.	0.1	TON	Bell and Spigot	\$1,570.00	\$157.00
b.	0.1	TON	Mechanical Joint	\$1,570.00	\$157.00
c.	0.1	TON	Flanges	\$1,570.00	\$157.00
5.	12	CY	CRUSHED STONE STABILIZATION OR BEDDING (Including excavation and removal of unsuitable soil)	\$58.85	\$706.20

Subtotal, Items 3 through 5 inclusive, the amount of:

<b>\$2,229.70</b>
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**TOTAL AMOUNT BID, ITEMS 1 THROUGH 5, INCLUSIVE, THE AMOUNT OF:**

<b>\$424,659.70</b>
---------------------

**ADDITIONS / DEDUCTIONS**

**D-1** To delete the Pump Station wetwell liner specified in Section 4.52

Deduct

<b>\$25,000.00</b>
--------------------

For furnishing all materials and performing all labor necessary for rehabilitation of the Achasta Pump Station Rehabilitation as shown on the Drawings and as specified for the following prices and approximate quantities shown:

Item 1 For furnishing all material and equipment and performing all labor necessary for replacement of the Achasta Pump Station (excluding the cost of equipment listed in Item 2), removal of existing pumps, installation of new wetwell top slab and valve vault top slab, lining the wet well interior, electrical, mechanical, painting, fencing, grassing, gravel access drive, erosion control, and all other appurtenances, as shown on the Drawings and/or specified, the lump sum amount of:

\$300,110.00
--------------

Item 2 For furnishing and installing Major Mechanical Equipment

<u>Equipment and Manufacturer</u>	<u>Price</u>	<u>Base Price</u>
a. Submersible Pumps - Section 5		\$152,550.00
Mfr. <u>Xylem</u>	<u>\$152,550.00</u>	
Mfr. _____		
Subtotal Items 1 through 2, inclusive, the amount of:		\$452,660.00

**EXTRA WORK, IF ORDERED BY ENGINEER**

(To cover authorized changes in scope of lump sum work under Item No. 1)

ITEM NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
3.	5	CY	CLASS 'A' CONCRETE WORK	\$300.00	\$1,500.00
4. C.I. OR D.I. PIPE FITTINGS					
a.	0.1	TON	Bell and Spigot	\$4,100.00	\$410.00

<b>ITEM</b>					
<b>NO.</b>	<b>QTY.</b>	<b>UNIT</b>	<b>DESCRIPTION</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>
b.	0.1	TON	Mechanical Joint	\$4,600.00	\$460.00
c.	0.1	TON	Flanges	\$4,900.00	\$490.00
5.	12	CY	CRUSHED STONE STABILIZATION OR BEDDING (Including excavation and removal of unsuitable soil)	\$40.00	\$480.00

Subtotal, Items 3 through 5 inclusive, the amount of:

\$3,340.00

**TOTAL AMOUNT BID, ITEMS 1 THROUGH 5, INCLUSIVE, THE AMOUNT OF:**

**\$456,000.00**

**ADDITIONS / DEDUCTIONS**

**D-1** To delete the Pump Station wetwell liner specified in Section 4.52

Deduct

\$21,000.00

For furnishing all materials and performing all labor necessary for rehabilitation of the Achasta Pump Station Rehabilitation as shown on the Drawings and as specified for the following prices and approximate quantities shown:

Item 1 For furnishing all material and equipment and performing all labor necessary for replacement of the Achasta Pump Station (excluding the cost of equipment listed in Item 2), removal of existing pumps, installation of new wetwell top slab and valve vault top slab, lining the wet well interior, electrical, mechanical, painting, fencing, grassing, gravel access drive, erosion control, and all other appurtenances, as shown on the Drawings and/or specified, the lump sum amount of:

\$338,575.00
--------------

Item 2 For furnishing and installing Major Mechanical Equipment

	Equipment and Manufacturer	Price	Base Price
a.	Submersible Pumps - Section 5		\$178,316.00
	Mfr. <u>Xylem Water Solutions</u>	<u>\$178,316.00</u>	
	Mfr. _____		

Subtotal Items 1 through 2, inclusive, the amount of:

\$516,891.00
--------------

**EXTRA WORK, IF ORDERED BY ENGINEER**

(To cover authorized changes in scope of lump sum work under Item No. 1)

**ITEM**

NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
3.	5	CY	CLASS 'A' CONCRETE WORK	\$250.00	\$1,250.00
4.			C.I. OR D.I. PIPE FITTINGS		
a.	0.1	TON	Bell and Spigot	\$2,500.00	\$250.00

**EXTRA WORK, IF ORDERED BY ENGINEER**

(To cover authorized changes in scope of lump sum work under Item No. 1)

ITEM NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
b.	0.1	TON	Mechanical Joint	\$3,500.00	\$350.00
c.	0.1	TON	Flanges	\$5,000.00	\$500.00
5.	12	CY	CRUSHED STONE STABILIZATION OR BEDDING (Including excavation and removal of unsuitable soil)	\$35.00	\$420.00

Subtotal, Items 3 through 5 inclusive, the amount of:

\$2,770.00
------------

**TOTAL AMOUNT BID, ITEMS 1 THROUGH 5, INCLUSIVE, THE AMOUNT OF:**

<b>\$519,661.00</b>
---------------------

**ADDITIONS / DEDUCTIONS**

**D-1** To delete the Pump Station wetwell liner specified in Section 4.52

Deduct

No Bid
--------

For furnishing all materials and performing all labor necessary for rehabilitation of the Achasta Pump Station Rehabilitation as shown on the Drawings and as specified for the following prices and approximate quantities shown:

Item 1 For furnishing all material and equipment and performing all labor necessary for replacement of the Achasta Pump Station (excluding the cost of equipment listed in Item 2), removal of existing pumps, installation of new wetwell top slab and valve vault top slab, lining the wet well interior, electrical, mechanical, painting, fencing, grassing, gravel access drive, erosion control, and all other appurtenances, as shown on the Drawings and/or specified, the lump sum amount of:

\$399,901.00
--------------

Item 2 For furnishing and installing Major Mechanical Equipment

Equipment and Manufacturer	Price	Base Price
a. Submersible Pumps - Section 5		\$160,000.00
Mfr. <u>Flygt</u>	<u>\$160,000.00</u>	
Mfr. <u>No Bid</u>	<u>No Bid</u>	
Subtotal Items 1 through 2, inclusive, the amount of:		\$559,901.00

**EXTRA WORK, IF ORDERED BY ENGINEER**

(To cover authorized changes in scope of lump sum work under Item No. 1)

**ITEM**

NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
3.	5	CY	CLASS 'A' CONCRETE WORK	\$700.00	\$3,500.00
4. C.I. OR D.I. PIPE FITTINGS					
a.	0.1	TON	Bell and Spigot	\$7,250.00	\$725.00

<b>ITEM NO.</b>	<b>QTY.</b>	<b>UNIT</b>	<b>DESCRIPTION</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>
b.	0.1	TON	Mechanical Joint	\$7,250.00	\$725.00
c.	0.1	TON	Flanges	\$7,850.00	\$785.00
5.	12	CY	CRUSHED STONE STABILIZATION OR BEDDING (Including excavation and removal of unsuitable soil)	\$72.00	\$864.00

Subtotal, Items 3 through 5 inclusive, the amount of:

\$6,599.00

**TOTAL AMOUNT BID, ITEMS 1 THROUGH 5, INCLUSIVE, THE AMOUNT OF:**

**\$566,500.00**

**ADDITIONS / DEDUCTIONS**

**D-1** To delete the Pump Station wetwell liner specified in Section 4.52

Deduct

\$35,000.00

For furnishing all materials and performing all labor necessary for rehabilitation of the Achasta Pump Station Rehabilitation as shown on the Drawings and as specified for the following prices and approximate quantities shown:

Item 1 For furnishing all material and equipment and performing all labor necessary for replacement of the Achasta Pump Station (excluding the cost of equipment listed in Item 2), removal of existing pumps, installation of new wetwell top slab and valve vault top slab, lining the wet well interior, electrical, mechanical, painting, fencing, grassing, gravel access drive, erosion control, and all other appurtenances, as shown on the Drawings and/or specified, the lump sum amount of:

\$416,000.00
--------------

Item 2 For furnishing and installing Major Mechanical Equipment

Equipment and Manufacturer	Price	Base Price
a. Submersible Pumps - Section 5		\$159,000.00
Mfr. <u>Flygt</u>	<u>\$159,000.00</u>	
Mfr. _____		
Subtotal Items 1 through 2, inclusive, the amount of:		\$575,000.00

**EXTRA WORK, IF ORDERED BY ENGINEER**

(To cover authorized changes in scope of lump sum work under Item No. 1)

**ITEM**

NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
3.	5	CY	CLASS 'A' CONCRETE WORK	\$300.00	\$1,500.00
4. C.I. OR D.I. PIPE FITTINGS					
a.	0.1	TON	Bell and Spigot	\$500.00	\$50.00

**ITEM**

<b>NO.</b>	<b>QTY.</b>	<b>UNIT</b>	<b>DESCRIPTION</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>
b.	0.1	TON	Mechanical Joint	\$500.00	\$50.00
c.	0.1	TON	Flanges	\$500.00	\$50.00
5.	12	CY	CRUSHED STONE STABILIZATION OR BEDDING (Including excavation and removal of unsuitable soil)	\$65.00	\$780.00

Subtotal, Items 3 through 5 inclusive, the amount of:

\$2,430.00

**TOTAL AMOUNT BID, ITEMS 1 THROUGH 5, INCLUSIVE, THE AMOUNT OF:**

\$577,430.00

**ADDITIONS / DEDUCTIONS**

**D-1** To delete the Pump Station wetwell liner specified in Section 4.52

Deduct

\$30,000.00



# CITY COUNCIL AGENDA REPORT

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**DATE:** December 19, 2019  
**TITLE:** Occupancy Agreement for City County Building  
**PRESENTED BY:** Bill Schmid, City Manager

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**AGENDA ITEM DESCRIPTION:**

The accompanying document establishes a mechanism for the monthly payment of fair market rent by the Chamber of Commerce for its use of the City's portion of the joint City/County Building. The agreement contains language which addresses responsibilities for upkeep, maintenance, and repairs, as well as a requirement for insurance coverage of the building and its contents. An agreement of this type is necessary for the City to avoid the granting of a gratuity.

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**HISTORY/PAST ACTION:**

Commonly known as the "Chamber Building", the structure at \_\_\_\_ South Park Street is actually owned jointly by the City and County. The building was constructed in \_\_\_\_ to replace a previously existing Welcome Center operated by the City.

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**FINANCIAL IMPACT:**

\$6,000 per year to be paid from non-tourism funds of the Chamber. No rent is charged for the Visitor Center portion of the building.

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**RECOMMENDATION:**

Approval for execution by the Mayor.

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**SUGGESTED MOTIONS:**

I move that the Occupancy Agreement be approved as presented.

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**ATTACHMENTS:**

2020 Occupancy Agreement

## CITY-COUNTY BUILDING OCCUPANCY AGREEMENT

This Agreement is made on this \_\_\_\_\_ day of \_\_\_\_\_, 2020. Between The City of Dahlonega, a Georgia Municipal Corporation (LANDLORD) whose address is 465 Riley Road, Dahlonega, GA 30533 and The Dahlonega-Lumpkin County Chamber of Commerce, Inc. a private sector nonprofit organization organized under the laws of Georgia (TENANT) The word "TENANT" refers to the Tenant named above.

1. **PROPERTY:** TENANT agrees to rent from LANDLORD and LANDLORD agrees to rent to TENANT the City's undivided one-half interest in the building located at 13 South Park Street, Dahlonega, GA 30533, and identified as the City-County Welcome Center Building (the PREMISES).
2. **TERM:** The term of this Agreement is for one year starting on January 1, 2020 and ending on December 31, 2020.
3. **RENT:** The TENANT agrees to pay \$1250.00 as rent, to be paid as follows:  
As to the upper floor, \$500.00 is due, in advance, on the first day of each month. The first payment of rent is due January 1, 2020. The TENANT must pay a late charge of \$50.00 for each payment that is more than five (5) days late. This charge is due with and shall be considered to be a part of the monthly rent payment for the month in which the rent was paid late. As to the street level floor, the rental of \$750.00 shall be deemed paid to the City so long as a valid contract for tourism development services is in effect between the City of Dahlonega and the Dahlonega-Lumpkin County Chamber of Commerce, Inc.; however, if no contract is in effect, the sum of \$750.00 shall be paid monthly consistently with the terms expressed herein as to the rental for the upper floor.
4. **USE OF THE PREMISES:** The TENANT may use the PREMISES only as a Chamber of Commerce and welcome center facility.
5. **UTILITIES:** The TENANT will pay for all utilities.
6. **PAYMENTS BY LANDLORD:** If the TENANT fails to comply with the terms of this Agreement, the LANDLORD may take any required action and charge the cost, including reasonable attorney fees, to the TENANT. Failure to pay such costs upon demand is a violation of this Agreement.
7. **DESTRUCTION OF PREMISES:** If the PREMISES are totally destroyed through no fault of the TENANT, the TENANT's employees or TENANT's visitors, then the Agreement will end and the TENANT will pay rent up to the date of destruction.

8. **INTERRUPTION OF SERVICES:** The LANDLORD is not responsible for any inconvenience or interruption of services due to repairs, improvements or for any reason beyond the LANDLORD's control.
9. **ALTERATIONS:** The TENANT must get the LANDLORD's prior written consent to alter, improve, paint or wallpaper the PREMISES.
10. **COMPLIANCE WITH LAWS:** The TENANT must comply with laws, orders, rules and requirements of governmental authorities and insurance companies which have issued or are about to issue policies covering the PREMISES and/or its contents.
11. **NO WAIVER BY LANDLORD:** The LANDLORD does not give up or waive any rights by accepting rent or by failing to enforce any terms of this Agreement.
12. **NO ASSIGNMENT OR SUBAGREEMENT:** The TENANT may not sublease the PREMISES or assign this Agreement without the LANDLORD's prior written consent.
13. **ENTRY BY LANDLORD:** Upon reasonable notice, the LANDLORD may enter the PREMISES to provide services, inspect, repair or improve the property. In the event of emergency no consent is required.
14. **QUIET ENJOYMENT:** The TENANT may use and use the PREMISES without interference subject to the terms of this Agreement.
15. **HAZARDOUS USE:** The TENANT will not keep anything in the PREMISES which is dangerous, flammable, explosive or which might increase the danger of fire or any other hazard, or which would increase LANDLORD's fire or hazard insurance.
16. **INJURY OR DAMAGE:** The TENANT will be responsible for any injury or damage caused by the act or neglect of the TENANT, the TENANT's employees or TENANT's visitors. The LANDLORD is not responsible for any injury or damage unless due to the negligence or improper conduct of the LANDLORD.
17. **NOTICES:** All notices provided by this Agreement must be written and delivered personally or by certified mail, return receipt requested, to the parties at their addresses listed above, or to such other address as the parties may from time to time designate. Notices to the LANDLORD must also be sent to the LANDLORD's agent listed above (if any).
18. **VALIDITY OF AGREEMENT:** If a clause or provision of this Agreement is legally invalid, the rest of this Agreement remains in effect. If a clause or provision of this Agreement is ambiguous, and it may be interpreted in a manner either consistent or inconsistent with existing law, it shall be interpreted in a manner consistent with existing law.

19. **PARTIES:** The LANDLORD and each of the TENANTS are bound by this Agreement. All parties who lawfully succeed to their rights and responsibilities are also bound.

20. **TENANT'S ACKNOWLEDGMENT:** The TENANT acknowledges having read all of the terms and conditions of this Agreement and the attached rules and regulations. TENANT acknowledges that no oral representations have been made to him by the LANDLORD or the LANDLORD's agent(s) other than the representations contained in this Agreement. The TENANT acknowledges that he is relying only upon the promises and representations contained in this Agreement.

21. **ENTIRE AGREEMENT:** All promises the LANDLORD has made are contained in this written Agreement. This Agreement can only be changed by an agreement in writing by both the TENANT and the LANDLORD.

22. **SIGNATURES:** The LANDLORD and the TENANT agree to the terms of this Agreement. If this Agreement is made by a corporation, its proper corporate office

IN WITNESS WHEREOF, Landlord and Tenant have caused this Agreement to be executed and their seals to be affixed as to Landlord, this \_\_\_\_\_ day of \_\_\_\_\_, 2019, As to Tenant, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

LANDLORD:

WITNESS:

THE CITY OF DAHLONEGA

\_\_\_\_\_  
NOTARY

By: \_\_\_\_\_  
Name: Sam Norton  
Title: Mayor

[SEAL]

TENANT:

THE DAHLONEGA-LUMPKIN  
COUNTY CHAMBER OF  
COMMERCE, INC.

WITNESS:

\_\_\_\_\_  
NOTARY

By: \_\_\_\_\_  
Name: Robert Nichols  
Title: CEO

[SEAL]



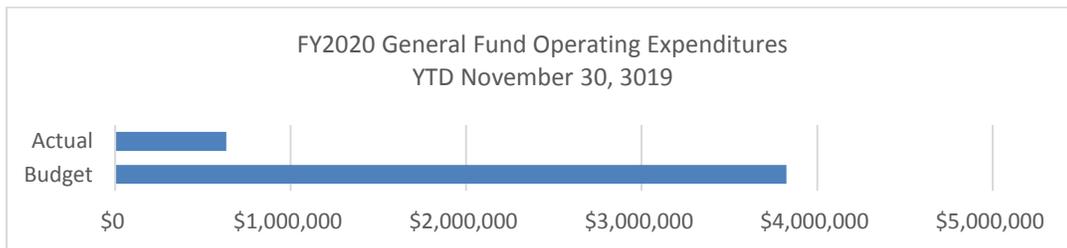
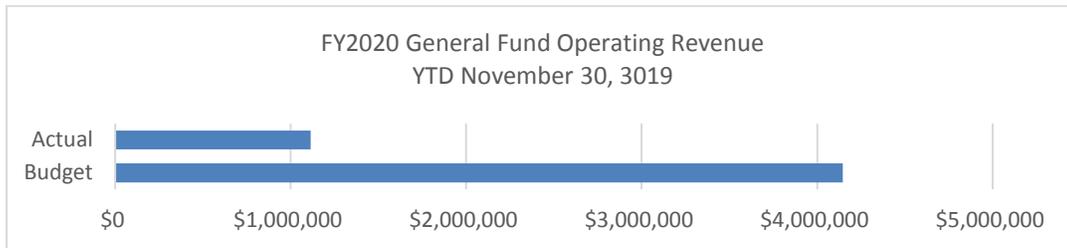
# CITY OF DAHLONEGA

## MONTHLY FINANCIAL REPORTS

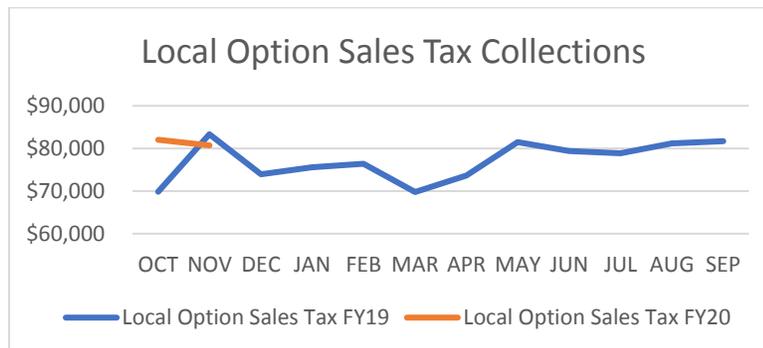
For the Two Month Ended November 30, 2019

(The Budget presented is the Adopted Budget prior to Reappropriations.)

### GENERAL FUND

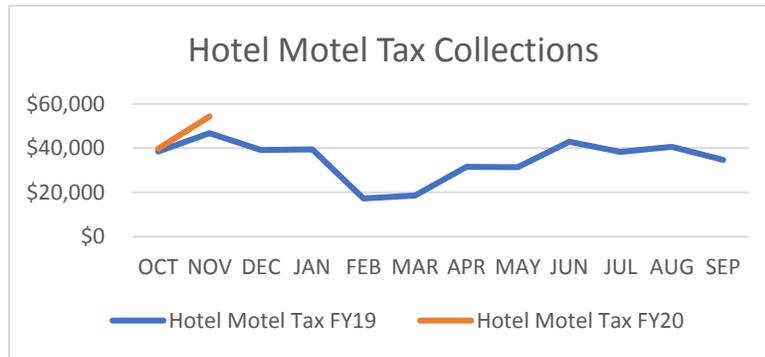


- Property taxes were billed in October with a due date of November 17. The Lumpkin County Tax Commissioner will forward November receipts to the City in December.
- The annual revenue for Insurance Premium Tax has been received in the amount of \$395,901, which is 10% greater than the budgeted amount of \$345,000.
- Licenses and Permits are trending above budget projections as businesses pay renewal fees for alcohol licenses for 2020.
- Department expenditures are in line with budget expectations.
- Transfers out to DDA for operational expenses are being transferred monthly; the full amount budgeted for the year for capital purchases was transferred out in October.



**HOTEL/MOTEL TAX FUND**

- Tax revenue collections are trending above budget expectations.

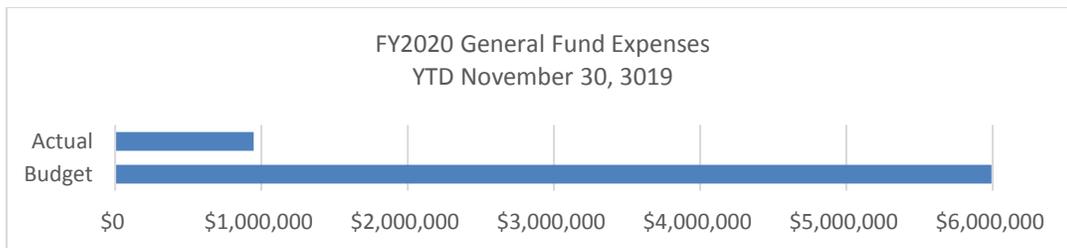
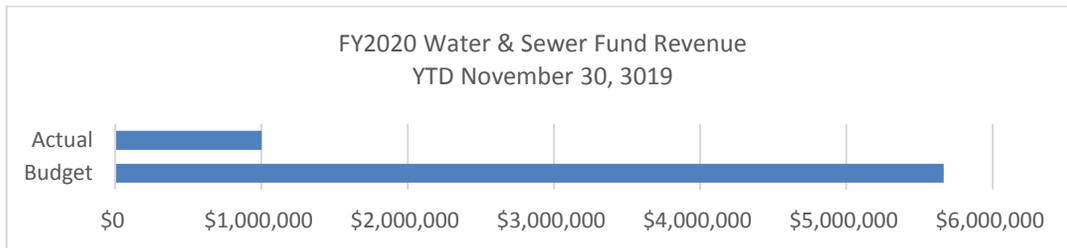


**SPLOST & TSPLOST FUNDS**

- Sales tax revenue is trending slightly over budget projections.

**WATER AND SEWER FUND**

- Water and sewer sales are trending slightly above budget expectations.
- Connection Fees revenue fluctuates from month to month.
- All department expenses are in line with budget.



**SOLID WASTE FUND**

- Revenues and expenses are meeting budget expectations.
- Expenses for Supplies reflects the non-routine purchase of 22 dumpsters at a cost of \$29,280.

**DOWNTOWN DEVELOPMENT AUTHORITY**

- Operational results are better than budget expectations.

(Prepared for Council and Management by Melody Marlowe 12/20/19)

**General Fund**  
**Statement of Revenues and Expenditures - For Management Purposes Only**  
**November 30, 2019**

	<u>Budget</u>	<u>Actual</u>	<u>Target</u> <u>16.67%</u>
<b>Revenues</b>			
General Property Taxes	\$ 1,239,153	\$ 292,831	23.63%
Local Option Sales Tax	901,188	162,741	18.06%
Other Taxes	1,452,000	461,805	31.80%
Licenses & Permits	169,000	122,058	72.22%
Fines, Fees, and Forfeitures	160,000	47,211	29.51%
Charges for Services	96,500	11,835	12.26%
Intergovernmental	20,600	1,995	9.68%
Interest	80,000	12,495	15.62%
Other	27,100	1,824	6.73%
Total	4,145,541	1,114,795	26.89%
<b>Expenditures</b>			
Legislative	209,541	35,023	16.71%
Executive	315,677	53,009	16.79%
Election	19,950	440	2.21%
Administration	968,723	169,310	17.48%
Municipal Court	232,983	33,250	14.27%
Street Construction and Maintenance	1,123,165	202,395	18.02%
Shop	100,316	16,443	16.39%
Cemetery	58,849	9,857	16.75%
Parks	42,740	4,631	10.84%
Community Development	341,051	51,540	15.11%
Public Safety	411,394	56,521	13.74%
Total	3,824,389	632,419	16.54%
Excess of revenues over expenditures	321,152	482,376	150.20%
<b>Other Funding Sources (Uses)</b>			
Transfers In/(Out)	(1,133,096)	(883,370)	77.96%
Contingency	(58,244)	-	0.00%
Total	(1,191,340)	(883,370)	74.15%
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other financing uses	\$ (870,188)	\$ (400,994)	46.08%

**City of Dahlonega**  
**Hotel/Motel Tax Fund**  
**Statement of Revenues and Expenses - For Management Purposes Only**  
**November 30, 2019**

	<u>Budget</u>	<u>Actual</u>	<u>Target</u> <u>16.67%</u>
<b>Revenues</b>			
Hotel/Motel Tax Revenue (5%)	\$ 285,024	\$ 58,861	20.65%
Hotel/Motel Tax Revenue (3%)	171,014	35,317	20.65%
Total	456,038	94,178	20.65%
<b>Expenses</b>			
Purchased Services - Tourism	250,000	41,667	16.67%
Transfer to GG Capital Projects Fund	192,732	34,257	17.77%
Transfer to General Fund (Administration)	13,306	2,825	21.23%
Total	456,038	78,749	17.27%
Change in Net Assets	\$ -	\$ 15,429	

**City of Dahlonega**  
**SPLOST Fund**  
**Statement of Revenues and Expenditures - For Management Purposes Only**  
**November 30, 2019**

	<u>Budget</u>	<u>Actual</u>	<u>Target</u> 16.67%
<b>Revenues</b>			
2014 SPLOST Revenues	\$ 105,100	\$ 103,645	98.62%
2020 SPLOST Revenues	371,800	-	
Interest Income	-	142	
Total	476,900	103,787	21.76%
<b>Expenses</b>			
Transfer Out - Grant Capital Projects Fund (Roads)	92,950	-	0.00%
Transfer Out - GG Capital Projects Fund (Stormwater)	92,950	-	0.00%
Transfer Out - Water & Sewer Fund	291,000	-	0.00%
Total	476,900	-	0.00%
Change in Net Assets	\$ -	\$ 103,787	

**Notes:**

2014 SPLOST funds are dedicated to the WW Treatment Plant Upgrade project and is capped at \$3 million.  
2020 SPLOST collections begin April 2020 and are dedicated to Roads (25%), Stormwater (25%),

**City of Dahlonega**  
**Transportation SPLOST Fund**  
**Statement of Revenues and Expenditures - For Management Purposes Only**  
**November 30, 2019**

	<u>Budget</u>	<u>Actual</u>	<u>Target</u> 16.67%
<b>Revenues</b>			
Transportation SPLOST Revenues	\$ 704,834	\$ 133,074	18.88%
Interest Income	-	344	
Total	704,834	133,418	18.93%
<b>Expenses</b>			
Payment to Other Governments	660,450	-	0.00%
Transfer Out - Grant Capital Projects Fund	44,384	-	0.00%
Total	704,834	-	0.00%
Change in Net Assets	\$ -	\$ 133,418	

**Notes:**

2019 TSPLOST collections began July 2019 and are first dedicated to Oak Grove Road / Highway 19N Intersection project. Future collections are for Roads and Bridges, Sidewalks, and Bicycle Paths.

**City of Dahlonga**  
**Water & Sewer Fund**  
**Statement of Revenues and Expenses - For Management Purposes Only**  
**November 30, 2019**

	<u>Budget</u>	<u>Actual</u>	<u>Target</u> <u>16.67%</u>
<b>Revenues</b>			
Water Sales	\$ 3,171,327	\$ 583,627	18.40%
Sewer Sales	2,113,717	390,821	18.49%
Connection Fees	300,000	11,635	3.88%
Interest Income	66,000	14,556	22.05%
Other	15,400	764	4.96%
Total	5,666,444	1,001,403	17.67%
<b>Expenses</b>			
Reservoir Maintenance	35,700	4,133	11.58%
Reservoir Loan	147,204	24,818	16.86%
Water Treatment	844,031	140,096	16.60%
W/S Distribution and Collection	952,023	157,898	16.59%
Sewage Treatment	773,369	96,852	12.52%
Sewage Lift Stations	246,130	34,216	13.90%
Interest Expense	1,064,240	177,443	16.67%
Charges for Services (Indirect Costs)	67,500	11,250	16.67%
Contingency	56,664	-	0.00%
Depreciation	1,805,227	300,870	16.67%
Total	5,992,088	947,576	15.81%
Excess of revenues over expenses	(325,644)	53,827	-16.53%
<b>Non-Operating Revenues/(Expenses)</b>			
Transfer In - SPLOST Fund	291,000	-	0.00%
Total	291,000	-	0.00%
Change in Net Assets	\$ (34,644)	\$ 53,827	-155.37%

This report does not reflect the principal payments on bonds and GEFA debt.  
Also, activity related to capital projects is not shown on this report.

**City of Dahlonega**  
**Solid Waste Fund**  
**Statement of Revenues and Expenses - For Management Purposes Only**  
**November 30, 2019**

	<u>Budget</u>	<u>Actual</u>	<u>Target</u> <u>16.67%</u>
<b>Revenues</b>			
Solid Waste Collection Fees	\$ 903,355	\$ 154,771	17.13%
Miscellaneous Revenue	-	-	
Interest Revenue	-	-	
Total	903,355	154,771	17.13%
<b>Expenses</b>			
Personal Services	493,830	80,776	16.36%
Purchased Services	258,100	40,356	15.64%
Supplies	81,400	32,974	40.51%
Interest Expense	12,427	893	7.19%
Depreciation	58,268	9,712	16.67%
Total	904,025	164,711	18.22%
<b>Non-Operating Revenues/(Expenses)</b>			
Transfer In - General Fund	-	-	
Total	-	-	
Change in Net Assets	\$ (670)	\$ (9,940)	1483.58%

This report does not reflect the principal payments on GEFA debt.  
Also, activity related to capital projects is not shown on this report.

**City of Dahlonega**  
**Downtown Development Authority**  
**Statement of Revenues and Expenses - For Management Purposes Only**  
**November 30, 2019**

	<u>Budget</u>	<u>Actual</u>	<u>Target</u> <u>16.67%</u>
<b>Revenues</b>			
Miscellaneous Revenue	\$ -	\$ 50	
Parking	50,000	-	0.00%
Interest	-	-	0.00%
<b>Total Revenues</b>	<u>50,000</u>	<u>50</u>	<u>0.10%</u>
<b>Expenditures</b>			
DDA Administration	228,588	30,257	13.24%
DDA Programs and Projects	135,618	18,614	13.73%
Dahlonega 2000	-	1,300	
Parking	-	900	
<b>Total Expenditures</b>	<u>364,206</u>	<u>51,071</u>	<u>14.02%</u>
<b>Non-Operating Revenue</b>			
Bond Issue Revenue	-	-	
Contributions - Private	-	-	
Transfer from General Fund	314,206	52,368	16.67%
<b>Total Non-Operating Revenue</b>	<u>314,206</u>	<u>52,368</u>	<u>16.67%</u>
Excess/(Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	<u>\$ -</u>	<u>\$ 1,347</u>	