



CITY OF DAHLONEGA
City Council Meeting - Revised Agenda
May 05, 2025, 6:00 PM
Gary McCullough Chambers, Dahlonaga City Hall

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

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

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

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA

1. Acceptance of Pine Tree Way Dedication
Doug Parks, City Attorney
2. Change to Open Container Footprint - Dahlonaga Arts and Wine Festival
Doug Parks, City Attorney / Sarah Waters, Assistant City Clerk
3. Change to Open Container Footprint - Friends of Lumpkin County Animals & Shenanigans
Doug Parks, City Attorney / Sarah Waters, Assistant City Clerk
4. Election of GMA's District 2 Officers for 2025-2026
Allison Martin, City Manager

PUBLIC COMMENTS - PLEASE LIMIT TO FOUR MINUTES PER SPEAKER

APPROVAL OF MINUTES

- a. Regular Meeting of April 7, 2025
Rhonda Hansard, City Clerk
- b. Work Session of April 21, 2025
Rhonda Hansard, City Clerk
- c. Special Called Meeting of May 1, 2025
Rhonda Hansard, City Clerk

APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS

1. Appointment of Robert Becker to the Historic Preservation Commission
JoAnne Taylor, Mayor

2. Appointment of Valarie Green as a Voting Member to the Cemetery Committee
JoAnne Taylor, Mayor

ANNOUNCEMENTS

CITY REPORTS

- [3.](#) Financial Report - March 2025
Allison Martin, City Manager

ORDINANCES AND RESOLUTIONS

CONTRACTS AND AGREEMENTS

OTHER ITEMS

- [4.](#) House Bill 92 (HB92) estimated Roll-Back Rate

Allison Martin, City Manager
- [5.](#) Request to use Easement - Floyd Wimpy
Mark Buchanan, City Engineer / Floyd Wimpy, Property Owner
- [6.](#) Ratification of Council's May 1, 2025 vote regarding Alcoholic Beverage License -
Consumption on Premise - ALIENATED, LLC dba Gustavo's
Doug Parks, City Attorney
7. Update regarding Economic Development
JoAnne Taylor, Mayor

COMMENTS - PLEASE LIMIT TO THREE MINUTES

Clerk Comments

City Manager Comments

City Attorney Comments

City Council Comments

Mayor Comments

ADJOURNMENT

Guideline Principles - The City of Dahlonaga will be an open, honest, and responsive city that balances preservation and growth and delivers quality services fairly and equitably by being good stewards of its resources. To ensure the vibrancy of our community, Dahlonaga commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare ...for ALL!



City Council Agenda Memo

DATE: 4/21/2025
TITLE: Acceptance of Pine Tree Way Dedication
PRESENTED BY: Doug Parks, City Attorney
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Acceptance of Pine Tree Right of Way Dedication.

HISTORY/PAST ACTION

None.

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval.

SUGGESTED MOTIONS

Motion to approve at next available voting meeting.

ATTACHMENTS

Right of Way Deed for Pine Tree Way between Lumpkin County and City of Dahlonega.

After recording return to:
City of Dahlonega
465 Riley Rd
Dahlonega, Georgia 30533

Re: **Pine Tree Way**

RIGHT OF WAY DEED

STATE OF GEORGIA,
LUMPKIN COUNTY.

THIS INDENTURE, made this 18th day of March, 2025, between **LUMPKIN COUNTY**, a political subdivision of the State of Georgia, as Grantor, and **CITY OF DAHLONEGA**, a municipal corporation of the State of Georgia, as Grantee.

WHEREAS, the Lumpkin County Board of Commissioners approved the conveyance of the real property described herein to the City of Dahlonega at a regular meeting on December 19, 2023; and

WHEREAS, following said meeting, a right of way deed was executed by Lumpkin County conveying said property to the City of Dahlonega; however, said deed was lost and never recorded; and

WHEREAS, this Right of Way Deed is given to replace the previously executed Right of Way Deed;

WITNESSETH that, for and in consideration of the sum of One Dollar (\$1.00) in hand paid, the Grantor does grant and convey unto the Grantee, its successors and assigns, the following described property:

Page Two
Right of Way Deed
Re: Pine Tree Way

ALL THAT TRACT OF LAND lying and being in Land Lots 998 & 1033 of the 12th District, 1st Section of Lumpkin County, being in the City of Dahlonega, Georgia, and being more particularly described as follows:

Commencing at the Point of Beginning, a 5/8" iron pin set at the north east corner of the existing 40' right of way for Pinetree Way; thence North 70°48'35" West, a distance of 469.71 feet along the existing right of way of Pinetree Way; thence North 19°11'25" East, a distance of 20.00 feet; thence South 70°48'35" East, a distance of 469.83 feet; thence South 19°31'14" West, a distance of 20.00 feet to the Point of Beginning. Containing 0.2157 Acres, more or less.

To have and to hold the bargained premises unto Grantee, its successors and assigns forever, in Fee Simple.

Grantor will warrant and defend the title to the bargained premises unto Grantee, its successors and assigns, against all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this deed the day and year above written.

LUMPKIN/COUNTY
BY:

Chris Dockery, Chairman

(SEAL)

Attest:

Melissa Z. Witcher (SEAL)
Melissa Z. Witcher, Lumpkin County Clerk

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

Commission expires: 02/02/2026





City Council Agenda Memo

DATE: 4/15/2025
TITLE: Change to Open Container Footprint - Dahlonega Arts and Wine Festival
PRESENTED BY: Doug Parks, City Attorney, Sarah Waters, Assistant City Clerk
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Proposal to suspend the enforcement of open containers in a specific area at the Dahlonega Arts and Wine Festival so that festivalgoers may carry their alcoholic beverages from Hancock Park to the food court area across North Park Street. This event will be held May 17 & 18, 2025.

HISTORY/PAST ACTION

The festival permit was previously approved and held in Hancock Park.

FINANCIAL IMPACT

None.

RECOMMENDATION

It is the recommendation of staff to allow the suspension of the appropriate ordinances for this event.

SUGGESTED MOTIONS

I make a motion to suspend enforcement of the open container laws of the City of Dahlonega including but not limited to the following: The Code of the City of Dahlonega, Georgia, Chapter 22, Article II, Section 22-32, Section 22-33, Section 22-34, Section 22-35, within the geographical area set aside for alcohol sales and consumption within that certain festival special event permit application granted by the City to Dahlonega Arts and Wine Festival, the duration of the suspension to run concurrently with the duration of the permit granted.

ATTACHMENTS

Dahlonega Arts and Wine Festival Special Event Alcohol Boundary Map



City Council Agenda Memo

DATE: 4/16/2025
TITLE: Change to Open Container Footprint - Friends of Lumpkin County Animals & Shenanigans
PRESENTED BY: Doug Parks, City Attorney & Sarah Waters, Assistant City Clerk
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Proposal to suspend the enforcement of open containers in the Hancock Park area at the Friends of Lumpkin County Animals & Shenanigans event so that festivalgoers may carry their alcoholic beverages around Hancock Park.

HISTORY/PAST ACTION

None.

FINANCIAL IMPACT

None.

RECOMMENDATION

It is the recommendation of staff to allow the suspension of the appropriate ordinances for this event.

SUGGESTED MOTIONS

I make a motion to suspend enforcement of the open container laws of the City of Dahlonega including but not limited to the following: The Code of the City of Dahlonega, Georgia, Chapter 22, Article II, Section 22-32, Section 22-33, Section 22-34, Section 22-35, within the geographical area set aside for alcohol sales and consumption within that certain festival special event permit application granted by the City to the Friends of Lumpkin County Animals & Shenanigans organizer, the duration of the suspension to run concurrently with the duration of the permit granted.

ATTACHMENTS

Temporary Special Event Permit & Alcohol Footprint

ELECTION OF GMA'S DISTRICT 2 OFFICERS FOR 2025-2026

BALLOT

The nominating committee comprised of current District 2 officers and three additional elected officials nominated the following city officials as GMA's District 2 Officers for 2025-2026:

- President Matt Fields, Councilmember, Royston
- First Vice President Mark C. Reed, Commissioner, Cornelia
- Second Vice President Courtney, Umbehant, Mayor, Lavonia
- Third Vice President Josh Turner, Mayor, City of Cleveland

Is your city in favor of the nominees for positions of President, First Vice President, Second Vice President, and Third Vice President

Yes ____ No ____

Please provide the following information:

City: _____

Name of person submitting ballot: _____

I affirm that I am authorized to vote on behalf of the city:

Signature: _____

Please mail or email ballot by May 23 to:

Pete Pyrzenski, Georgia Municipal Association, P.O. Box 105377, Atlanta, GA 30348; email at ppyrzenski@gacities.com .



CITY OF DAHLONEGA

City Council Meeting Minutes

April 07, 2025, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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CALL TO ORDER

Mayor Taylor called the Regular Meeting to order at 6:00 p.m. with the following Councilmembers present: Ariemma, Bagley, Brown, Reagin, and Shirley; Councilman Gaddis was absent.

INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Councilman Brown led the Invocation and the Pledge of Allegiance to the American Flag was led by Myles and Brentley Manley from Boy Scout Troop 303.

APPROVAL OF AGENDA

There was a motion by Councilman Reagin and a second by Councilman Shirley to approve the Agenda as presented.

Motion carried with five members in favor (Ariemma, Bagley, Brown, Reagin, and Shirley) and one member absent (Gaddis).

APPROVAL OF CONSENT AGENDA

There was a motion by Councilman Shirley and a second by Councilman Ariemma to approve the Consent Agenda as presented.

1. Intergovernmental Agreement (IGA) with Lumpkin County regarding the 2025 Municipal Election for the City of Dahlonega
Rhonda Hansard, City Clerk

Motion carried with five members in favor (Ariemma, Bagley, Brown, Reagin, and Shirley) and one member absent (Gaddis).

PUBLIC COMMENTS - PLEASE LIMIT TO FOUR MINUTES PER SPEAKER

There were no speakers during Public Comments.

APPROVAL OF MINUTES

There was a motion by Councilman Reagin and a second by Councilman Shirley to approve the Regular Meeting of March 3, 2025 Minutes; the Retreat of March 14 and March 15, 2025 Minutes; and, the Work Session of March 17, 2025 Minutes.

1. Regular Meeting of March 3, 2025
Rhonda Hansard, City Clerk
2. Retreat of March 14 and March 15, 2025
Rhonda Hansard, City Clerk
3. Work Session of March 17, 2025
Rhonda Hansard, City Clerk

Motion carried with five members in favor (Ariemma, Bagley, Brown, Reagin, and Shirley) and one member absent (Gaddis).

APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS

1. Proclamation declaring 2025 as the 100th Anniversary Year of Camp Glisson
JoAnne Taylor, Mayor

Mayor Taylor read aloud a Proclamation declaring 2025 as the 100th Anniversary Year of Camp Glisson.

There was a motion by Councilman Ariemma and a second by Councilman Brown to approve the Proclamation.

Motion carried with five members in favor (Ariemma, Bagley, Brown, Reagin, and Shirley) and one member absent (Gaddis).

2. Joint Proclamation declaring the month of April 2025 as *Child Abuse Prevention Month* in the City of Dahlonega and Lumpkin County, Georgia
JoAnne Taylor, Mayor

Mayor Taylor read aloud a Joint Proclamation declaring the month of April 2025 as *Child Abuse Prevention Month* in the City of Dahlonega and Lumpkin County, Georgia.

There was a motion by Councilman Shirley and a second by Councilman Reagin to approve the Joint Proclamation.

Motion carried with five members in favor (Ariemma, Bagley, Brown, Reagin, and Shirley) and one member absent (Gaddis).

3. Proclamation declaring April 21 through April 26, 2025 as *Georgia Cities Week* in Dahlonega, Georgia
JoAnne Taylor, Mayor

Mayor Taylor read aloud a Proclamation declaring April 21 through April 26, 2025 as *Georgia Cities Week* in Dahlonega, Georgia.

There was a motion by Councilman Ariemma and a second by Councilman Brown to approve the Proclamation.

Motion carried with five members in favor (Ariemma, Bagley, Brown, Reagin, and Shirley) and one member absent (Gaddis).

ANNOUNCEMENTS

There were no announcements.

CITY REPORTS

1. Financial Report - February 2025
Allison Martin, City Manager

Allison Martin, City Manager, addressed the Council and presented the Financial Report - February 2025.

There was a motion by Councilman Reagin and a second by Councilman Bagley to accept the Report.

Motion carried with five members in favor (Ariemma, Bagley, Brown, Reagin, and Shirley) and one member absent (Gaddis).

ORDINANCES AND RESOLUTIONS

1. Ordinance 2025-3
Doug Parks, City Attorney

Doug Parks, City Attorney, addressed the Council and presented Ordinance 2025-3. Attorney Parks confirmed that the County had approved of the Deannexation by way of a Resolution.

There was a motion by Councilman Bagley and a second by Councilman Reagin to approve Ordinance 2025-3.

Motion carried with five members in favor (Ariemma, Bagley, Brown, Reagin, and Shirley) and one member absent (Gaddis).

2. Change to Open Container Footprint for the Downtown Development Authority's First Friday Concert Series 2025
Doug Parks, City Attorney / Ariel Alexander, Downtown Development Authority Director

Doug Parks, City Attorney, addressed the Council.

The Council held a discussion and requested that the Downtown Development Authority (DDA) be made aware of its desire to see all alcoholic beverages in unmarked, unbranded plastic or paper containers. Allison Martin, City Manager, confirmed that she would relay the request to the DDA.

There was a motion by Councilman Reagin and a second by Councilman Shirley to suspend enforcement of the City's Open Container laws, including but not limited to: The Code of the City of Dahlonega, Georgia, Chapter 22, Article II, Section 22-32, Section 22-33, Section 22-34, Section 22-35, within the geographical area set aside for alcohol sales and consumption within that certain boundary designated by the Downtown Development Authority for the First Friday Concert Series, with the duration of the suspension to run concurrently with each event date and time, and with alcoholic beverages to be served in unmarked, unbranded plastic or paper containers.

Motion carried with five members in favor (Ariemma, Bagley, Brown, Reagin, and Shirley) and one member absent (Gaddis).

Shirley) and one member absent (Gaddis).

CONTRACTS AND AGREEMENTS

1. Authorization to provide the Mayor with discretion to perform final negotiations and execute the Agreement between Owner and Contractor for Construction Contract with Strickland & Sons Pipeline, Inc. (GDOT PI 0016629 / Morrison Moore Pedestrian Bridge & Sidewalk)

Mark Buchanan, City Engineer

Allison Martin, City Manager, addressed the Council.

There was a motion by Councilman Ariemma and a second by Councilman Brown to authorize the Mayor with the discretion to perform final negotiations and execute the Agreement between Owner and Contractor for Construction Contract with Strickland & Sons Pipeline, Inc. (GDOT PI 0016629 / Morrison Moore Pedestrian Bridge & Sidewalk).

Motion carried with five members in favor (Ariemma, Bagley, Brown, Reagin, and Shirley) and one member absent (Gaddis).

OTHER ITEMS

1. Dahlenega Revitalization Plan
KB Advisory Group

Tate Wilson, KB Advisory Group Director, addressed and provided a presentation to the Council regarding the proposed Revitalization Plan; the Plan's Executive Summary was displayed.

The Council held a discussion and agreed that the proposed Plan should appeal to several audiences.

There was a motion by Councilman Shirley and a second by Councilman Ariemma to approve the Dahlenega Revitalization Plan.

Motion carried with five members in favor (Ariemma, Bagley, Brown, Reagin, and Shirley) and one member absent (Gaddis).

COMMENTS - PLEASE LIMIT TO THREE MINUTES PER SPEAKER

Clerk Comments

Rhonda Hansard, City Clerk, had no comments.

City Manager Comments

Allison Martin, City Manager, announced that she had notified the Downtown Development Authority of Council's request regarding unmarked, unbranded plastic or paper containers (see above, Ordinances and Resolutions 2.); she and staff are drafting a Strategic Priorities Plan as discussed during the Retreat; she and staff met with the County to discuss traffic and joint TSPLOST Project and, while there is still work to be done, a plan has been presented; and, that she and staff attended a meeting regarding housing sponsored by the Family Connection and CHP to discuss how to overcome barriers within the community and to attract the appropriate kind of developer.

City Attorney Comments

Doug Parks, City Attorney, had no comments.
City Council Comments

Councilman Ariemma spoke of lowering taxes by offering tax credits. Allison Martin, City Manager, confirmed that this is a transition that can occur over time and the community must be willing to embrace it.

Councilman Bagley stated that the flowers and Dogwoods have bloomed, Bear on the Square is approaching, and that it is a wonderful time to live in Dahlonega.

Councilman Shirley thanked the citizens and Boy Scouts for attending the meeting and announced that important items will be coming before the Council soon and that community involvement is critical.

Mayor Comments

Mayor Taylor thanked those in the community and those that reached out during the time of loss of her family member.

ADJOURNMENT

There was a motion by Councilman Bagley and a second by Councilman Brown to adjourn the Regular Meeting.

Motion carried with five members in favor (Ariemma, Bagley, Brown, Reagin, and Shirley) and one member absent (Gaddis), and the Regular Meeting was adjourned at 6:54 p.m.

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CITY OF DAHLONEGA

City Council Work Session Minutes

April 21, 2025, 4:00 PM

Gary McCullough Council Chambers, Dahlonega City Hall

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

Mayor Taylor called the Work Session to order at 4:00 p.m. with all members of the Council present.

APPROVAL OF AGENDA

There was a motion by Councilman Bagley and a second by Councilman Shirley to approve the Agenda as presented.

Motion carried unanimously.

BOARDS AND COMMITTEES

1. Downtown Development Authority/Main Street Program - March 2025
Ariel Alexander, Downtown Development Authority Director

Ariel Alexander, Downtown Development Authority Director, addressed the Council and provided a reminder of the Groundbreaking Ceremony regarding the Morrison Moore Parkway Pedestrian Bridge occurring at 4:00 p.m. on April 24.

No Council action was taken.

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

The Council held discussions regarding Items 3., 5., 6., and 7. under Department Reports (*Community Development Report - March 2025; Police Report - March 2025; Public Works Report - March 2025; and, Water & Wastewater Treatment Report - March 2025*) to include asking which of the Planning and Community Development Permits were applied for during the current month, asking for additional information regarding the numbers from Dispatch, requesting an explanation for the varying range of bids for Porter Village Summit, and asking about the process to consider removing fluoride from the City's water production.

Allison Martin, City Manager, Police Chief Albert George, and John Jarrard, Water/Wastewater Treatment Director, responded to the Council's inquiries: a query will be performed to determine the months of which Permits were submitted and the results will be provided to the Council; the

number of calls listed in the Police Report are accurate as all calls are routed through Dispatch; four options were provided with the bids ranging from rehabilitating the lift station to building a larger wet well; and, a Referendum to remove the fluoride must be presented and voted upon by citizens prior to the City taking any action to remove.

2. Cemetery Committee Report - March 2025
Mark Buchanan, City Engineer
3. Community Development Report - March 2025
Allison Martin, City Manager
4. Finance and Administration Department - March 2025
Kimberly Stafford, Finance Manager
5. Police Report - March 2025
George Albert, Chief of Police
6. Public Works Report - March 2025
Mark Buchanan, City Engineer
7. Water & Wastewater Treatment Report - March 2025
John Jarrard, Water/Wastewater Treatment Director

No Council action was taken.

APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS

8. Appointment of Robert Becker to the Historic Preservation Commission
JoAnne Taylor, Mayor

Mayor Taylor addressed the Council and advised that Mr. Becker previously served on the City of Savannah Historic Preservation Commission and has a continued interest in historic preservation.

No Council action was taken.

9. Appointment of Valarie Green as a Voting Member to the Cemetery Committee
JoAnne Taylor, Mayor

Mayor Taylor addressed the Council and advised that, due to the sad loss of a former Cemetery Committee Member, the Cemetery Committee recommended Valarie Green to fill the vacancy.

No Council action was taken.

PRESENTATIONS

There were no presentations.

ORDINANCES AND RESOLUTIONS

There were no Ordinances and Resolutions.

AGREEMENTS AND CONTRACTS

10. Request to use Easement - Floyd Wimpy
Mark Buchanan, City Engineer / Floyd Wimpy, Property Owner

Mark Buchanan, City Engineer, and Floyd Wimpy, property owner, addressed the Council; a Site Plan was displayed.

Doug Parks, City Attorney, recommended the Council consider whether to approve the request for use of the Easement once final documents are submitted by Mr. Wimpy and reviewed by Legal Counsel.

Without exception, the Council agreed to place this Item under the Consent Agenda of May 5. No formal Council action was taken.

OTHER ITEMS

11. Acceptance of Pine Tree Way Dedication
Doug Parks, City Attorney

Doug Parks, City Attorney, and Mark Buchanan, City Engineer, addressed the Council and confirmed that the width of Pine Tree Way has been expanded over the last couple of years.

Without exception, the Council agreed to place this Item under the Consent Agenda of May 5. No formal Council action was taken.

12. Alcoholic Beverage License - Consumption on Premise - ALIENATED, LLC dba Gustavo's
Sarah Waters, Assistant City Clerk

Sarah Waters, Assistant City Clerk, addressed the Council and confirmed that all application requirements have been met, and the application was reviewed by Legal Counsel.

Without exception, the Council agreed to place this Item under the Consent Agenda of May 5. No formal Council action was taken.

13. Change to Open Container Footprint - Dahlonega Arts and Wine Festival
Doug Parks, City Attorney / Sarah Waters, Assistant City Clerk

Doug Parks, City Attorney, and Sarah Waters, Assistant City Clerk, addressed the Council and confirmed that "No Alcohol Beyond This Point" signage will be placed at the playground in Hancock Park.

Without exception, the Council agreed to place this Item under the Consent Agenda of May 5. No formal Council action was taken.

14. Change to Open Container Footprint - Friends of Lumpkin County Animals & Shenanigans
Doug Parks, City Attorney / Sarah Waters, Assistant City Clerk

Doug Parks, City Attorney, and Sarah Waters, Assistant City Clerk, addressed the Council.

Without exception, the Council agreed to place this Item under the Consent Agenda of May 5. No formal Council action was taken.

15. Election of GMA's District 2 Officers for 2025-2026
Allison Martin, City Manager

Mayor Taylor addressed the Council and confirmed that a Nominating Committee was responsible for recommending the nominees for GMA's District 2 Officers for 2025-2026.

Without exception, the Council agreed to place this Item under the Consent Agenda of May 5. No formal Council action was taken.

COMMENTS - PLEASE LIMIT TO THREE MINUTES PER SPEAKER

Clerk Comments

Rhonda Hansard, City Clerk, announced that she enjoyed attending the State of the State event and that the Mayor and some members of the Council will be attending the GMA District 2 Listening Session at The Smith House on April 23.

City Manager Comments

Allison Martin, City Manager, announced that the goal of staff and the Georgia Mountains Regional Commission (GMRC) was to have the internal work of the Traffic Study completed by the end of 2025.

City Attorney Comments

There were no comments by Doug Parks, City Attorney.

City Council Comments

Councilman Ariemma announced that the Square looks amazing and that he will be in Dublin during the end of this week attending GMA training.

Councilman Bagley announced that several events are occurring in the City: Bear on the Square occurring this weekend; You're a Good Man, Charlie Brown showing at the Holly Theater; and, the Lodge hosting its Pancake Breakfast on Saturday.

Councilman Reagin announced that Bear on the Square is occurring this weekend.

Mayor Comments

Mayor Taylor announced that the Council and staff are continuing to do great things for the community: new management, projects that were delayed for years (due to Covid), innovations like the long-awaited Pedestrian Bridge, vital infrastructure improvements, updating zoning, and more. The Mayor thanked members of the Council for adapting to data-driven decision making and strategic planning, and thanked City staff for great execution of tasks despite limited resources.

ADJOURNMENT

There was a motion by Councilman Reagin and a second by Councilman Brown to adjourn the Work Session.

Motion carried unanimously, and the Work Session was adjourned at 4:32 p.m.

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DRAFT



CITY OF DAHLONEGA

City Council Special Called Meeting Minutes

May 01, 2025, 4:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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CALL TO ORDER

Mayor Pro Tempore Bagley called the Special Called Meeting to order at 4:00 p.m. with the following Councilmembers present: Ariemma, Brown, Reagin, and Shirley; Councilman Gaddis was absent.

APPROVAL OF AGENDA

OTHER ITEMS

1. Alcoholic Beverage License - Consumption on Premise - ALIENATED, LLC dba Gustavo's
Allison Martin, City Manager

Mayor Pro Tempore Bagley thanked Mayor Taylor (absent) for calling the Special Called Meeting; thanked Allison Martin, City Manager, and Doug Parks, City Attorney, for compiling information and paperwork; and, thanked his fellow Councilmembers for their assistance and attending the Special Called Meeting.

There was a motion by Councilman Ariemma and a second Councilman Shirley to approve the application of Alienated, LLC d/b/a/ Gustavo's for the alcohol licenses requested effective immediately, but by administrative condition the license granted today shall terminate at five p.m. on June 3, 2025, unless the applicant: 1.) complies with the City's Alcohol Code requiring advertising in The Nugget for four weeks immediately prior to the final review of this matter at the June Regular Meeting; and, 2.) meets all other standards of the City's Codes at the time of the Regular Meeting of the Council on June 2, 2025.

Motion carried with four members in favor (Ariemma, Brown, Reagin, and Shirley) and one member absent (Gaddis).

Doug Parks, City Attorney, announced that staff will print the issued License tomorrow, May 2.

ADJOURNMENT

The Special Called Meeting was adjourned at 4:05 p.m.

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DRAFT

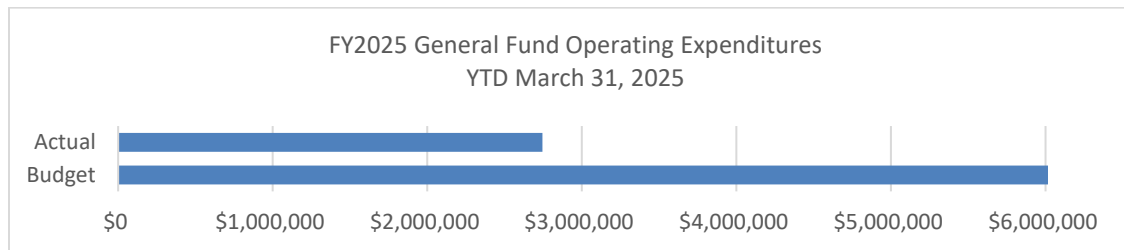
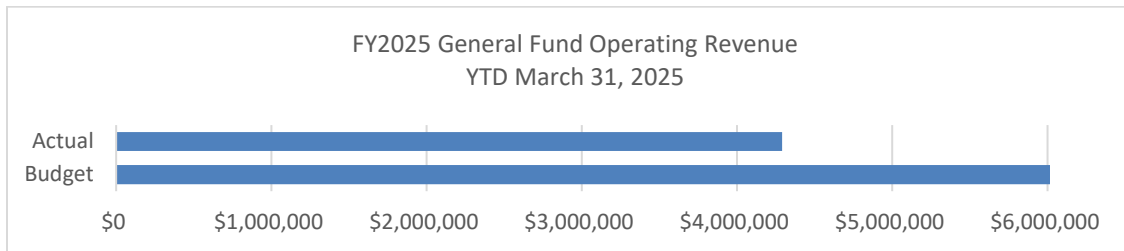


CITY OF DAHLONEGA

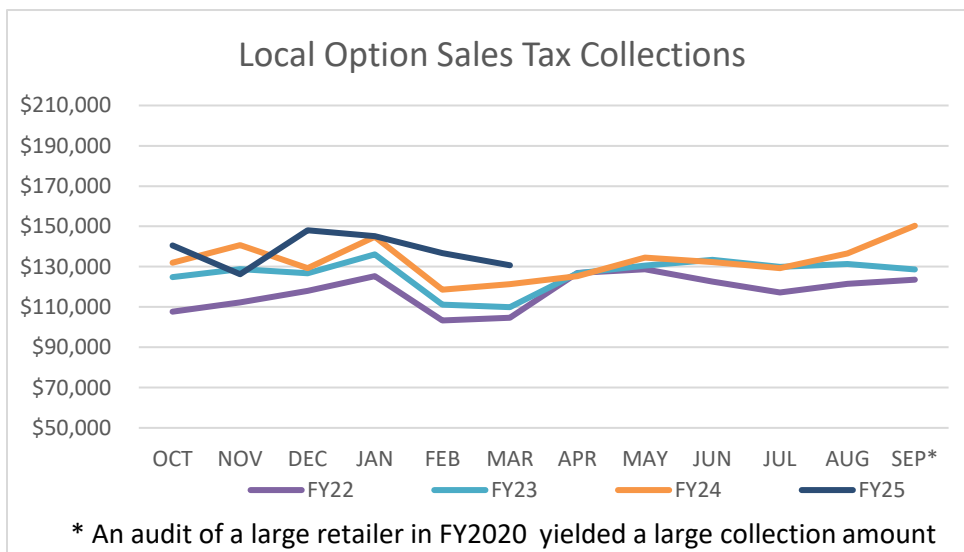
MONTHLY FINANCIAL REPORTS

For the Six Months Ended March 31, 2025

GENERAL FUND



- The annual property tax bills were levied and mailed by the Tax Commissioner on October 1st with a December 1st due date. To date, 95.46% of the 2024 real and personal property taxes budgeted have been collected.
- Sales tax collections reflect collections 5.16% greater than FY24. The change in the State law related to internet sales taxation has continued to have a positive impact on collections.



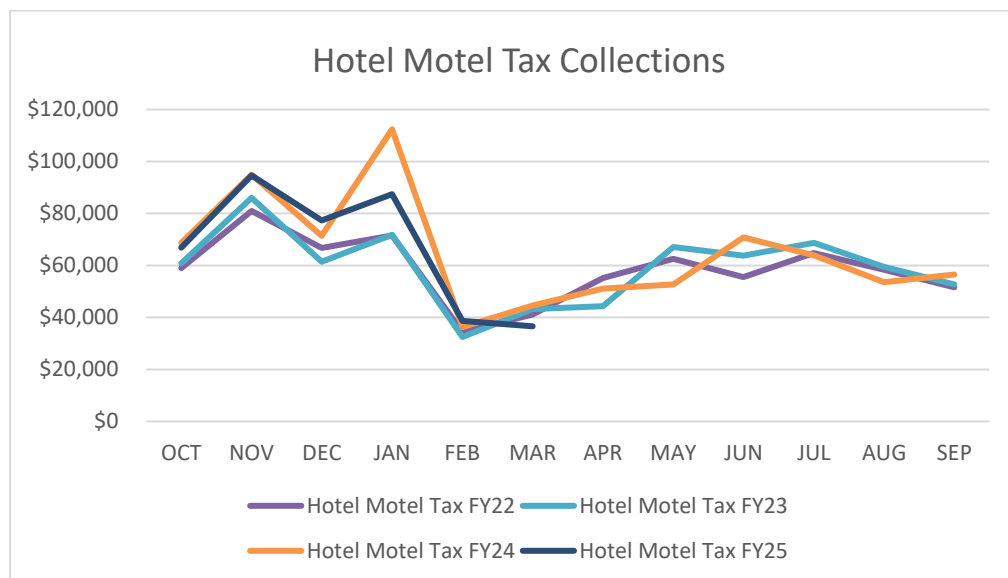
- The annual revenue for Insurance Premium Tax is \$718,039.22 this year, which is 7.62% greater than last fiscal year. This amount is based on a pro-rata population formula.
- Alcoholic Beverage Tax and License revenue collected year-to-date is consistent with the prior year.
- Permit revenue collected year-to-date is greater than last year's collections due to a change in the fee schedule.
- Departments expenditures are in line with budget expectations.

DOWNTOWN DEVELOPMENT AUTHORITY

- Operational results are on track with the budget.

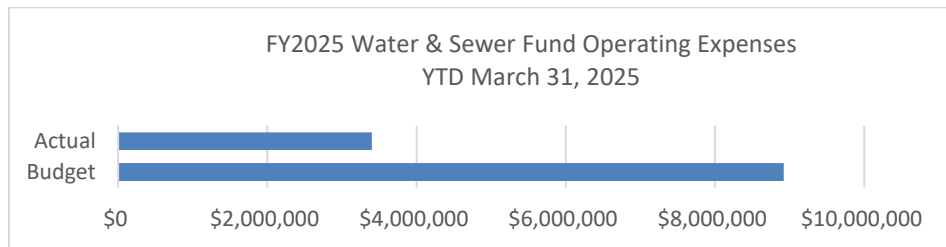
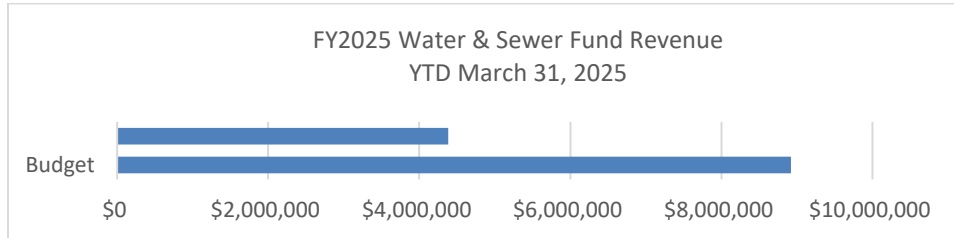
HOTEL/MOTEL TAX FUND

- FY25 is trending -6.23% less than FY24.



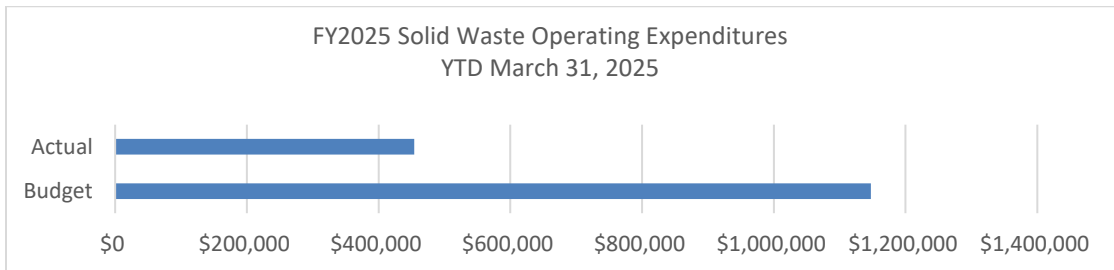
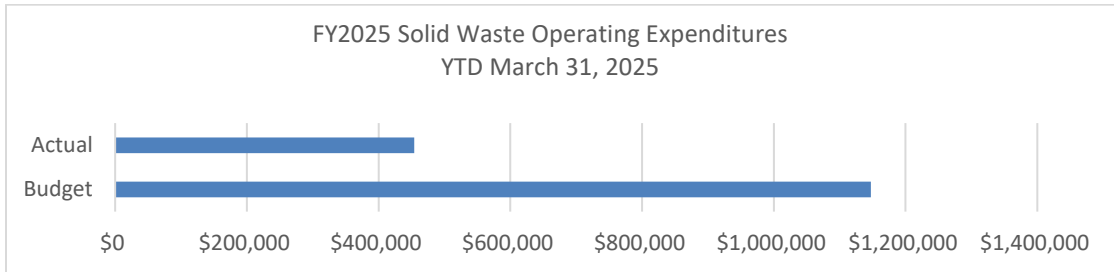
WATER AND SEWER FUND

- Water and sewer sales are trending along with budget projections. Revenue from water sales and sewer charges is 1.86% more than the same period in FY24.
- All department expenses are in line with the budget.



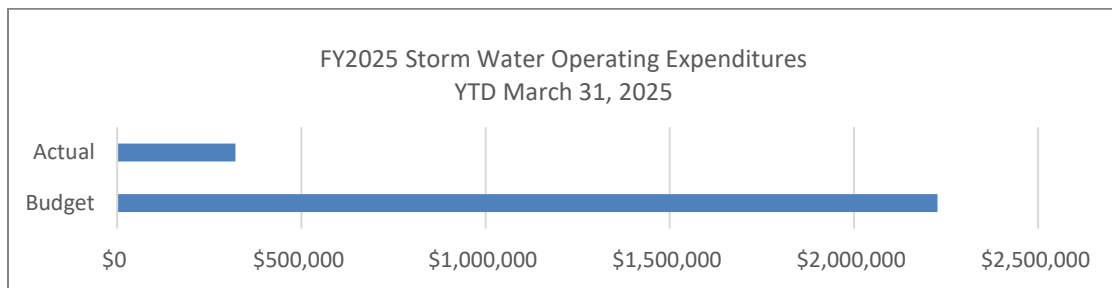
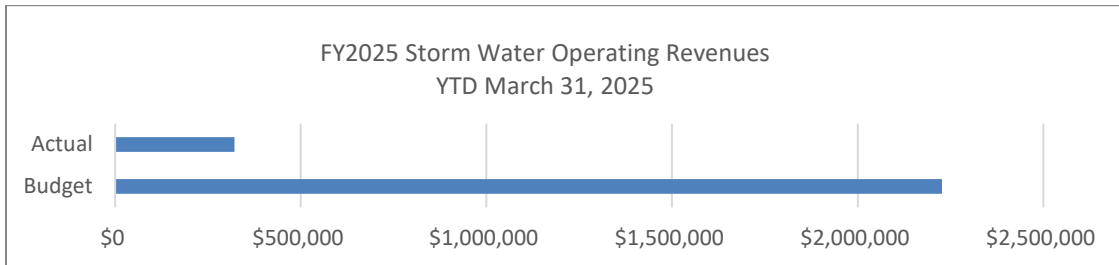
SOLID WASTE FUND

- Refuse Collection Charges are 0.92% greater than the prior year.
- Expenses meet budget expectations.

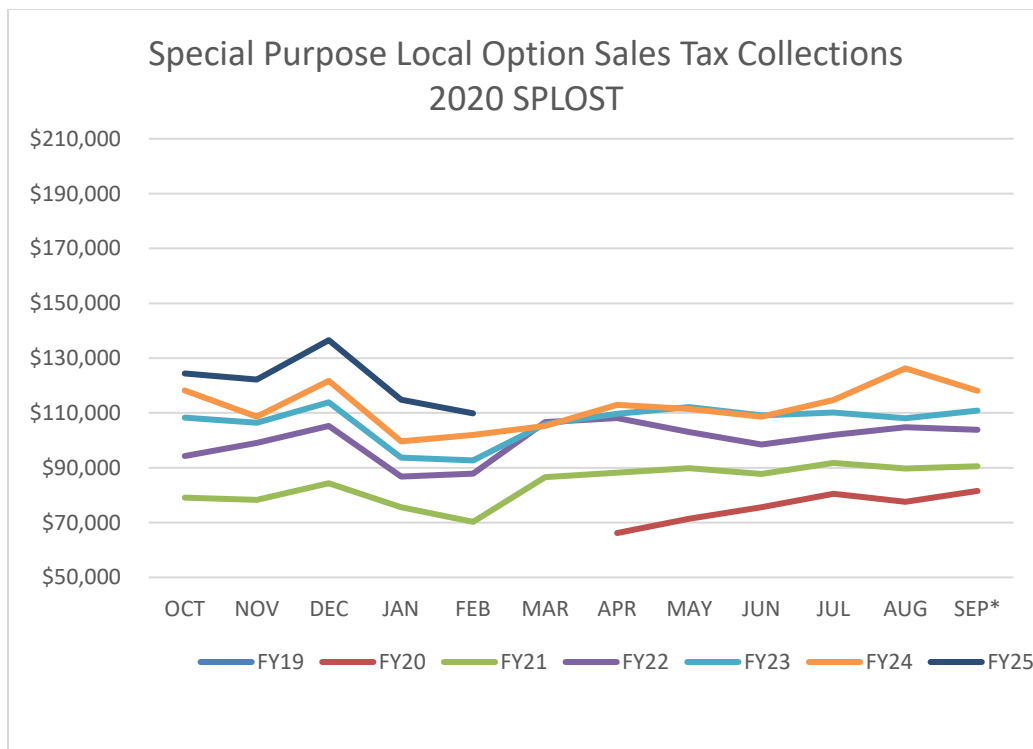


STORMWATER ENTERPRISE FUND

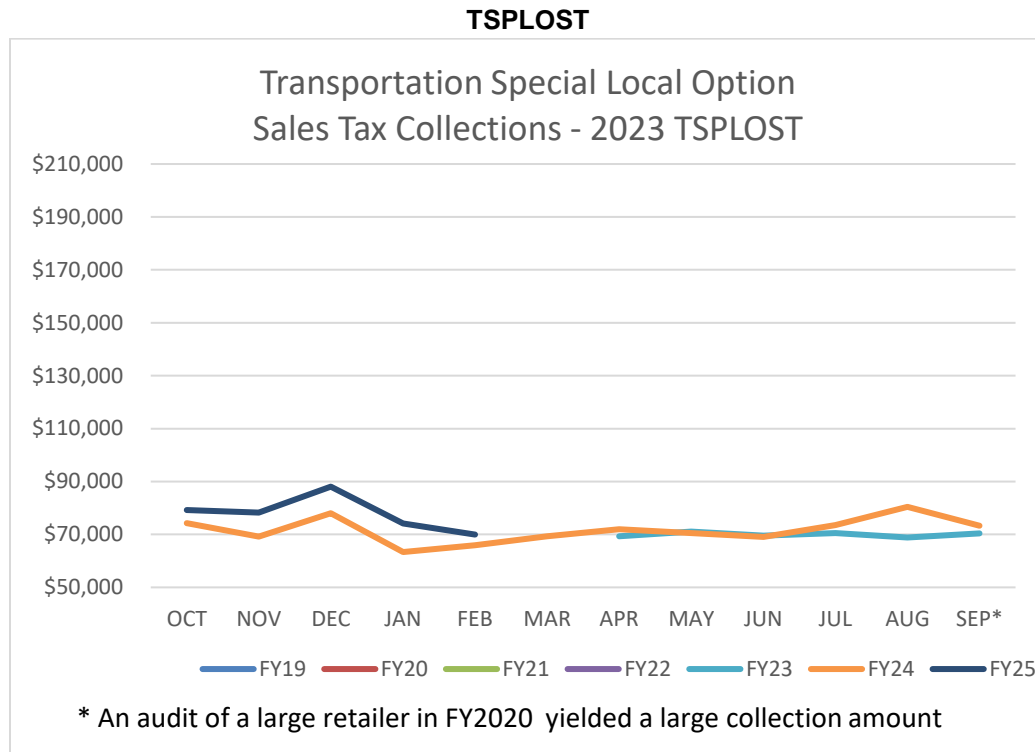
- Transfers In and Indirect Charges reflect a six-month allocation.
- Stormwater utility charges were first billed in January 2021 and are meeting budget expectations.
- Expenses are related to the startup of the new utility, projects, and allocated staff pay and benefits.



SPLOST FUND



- The current SPLOST continuation referendum has collections which run from April 2020 until March 2026.
- The City receives 21% of the net proceeds.
- The current SPLOST referendum project list is as follows:
 - 25% Roads and Bridges Resurfacing and Improvements
 - 25% Storm-water Infrastructure
 - 50% Water & Sewer System Improvements



- The current TSPLOST referendum was approved in 2022 by the votes for collections which run beginning April 2023 until March 2028.
- The City receives 19% of net proceeds.
- There is a joint project proposed with the county and state. A portion of our monthly distribution is held in escrow pending finalization of funding based on the project cost. Should the joint project not require a local match, the city and county could choose another joint project or use those escrowed funds in their respective jurisdiction.
- The current TSPLOST referendum project list is as follows:
 - Roads and Bridges Construction & Equipment
 - Sidewalks Construction & Improvements
 - Bicycle Path Construction & Improvements

(Prepared for Council and Management by Finance Department April 30, 2025)

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 03/31/2025
 % Fiscal Year Completed: 49.86

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	YTD BALANCE 03/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 100 - GENERAL FUND				
	GENERAL PROPERTY TAXES	1,877,660.00	1,819,451.17	96.90
	GENERAL SALES AND USE TAXES	1,482,000.00	592,829.57	40.00
	SELECTIVE SALES AND USES TAXES	158,000.00	109,190.46	69.11
	ALCOHOLIC BEVERAGES LICENSES	151,000.00	127,100.00	84.17
	BUSINESS TAXES	805,000.00	889,637.39	110.51
	PENALTIES AND INTEREST	2,500.00	1,031.93	41.28
	PERMITS AND FEES	154,700.00	149,147.19	96.41
	INTERGOVERNMENTAL REVENUE	23,985.00	16,323.16	68.06
	CHARGES FOR SERVICES	702,811.00	315,281.68	44.86
	FINES AND FORFEITURES	181,600.00	114,122.71	62.84
	INVESTMENT INCOME	7,500.00	72,918.87	972.25
	MISCELLANEOUS REVENUE	3,000.00	949.57	31.65
	OTHER FINANCIAL SOURCES	20,000.00	42,700.00	213.50
	OTHER CHARGES FOR SERVICES	10,000.00	(9,596.41)	(95.96)
	TRANSFERS IN FROM OTHER FUNDS	116,300.00	48,458.35	41.67
	APPROPRIATED FUND BALANCE	1,000,000.00	0.00	0.00
TOTAL REVENUES		6,696,056.00	4,289,545.64	64.06
	LEGISLATIVE	364,581.00	115,770.82	31.75
	EXECUTIVE	268,774.00	117,825.15	43.84
	ELECTIONS	34,600.00	57.96	0.17
	GENERAL ADMINISTRATION	1,072,262.00	504,848.32	46.97
	MUNICIPAL COURT	305,504.00	74,278.05	24.31
	POLICE DEPARTMENT	1,030,040.00	405,810.24	39.21
	PUBLIC WORKS ADMINISTRATION	238,161.00	105,281.65	44.21
	STREETS	1,453,461.00	695,580.24	47.86
	MAINTENANCE AND SHOP	105,743.00	44,184.38	41.78
	CEMETERY	76,378.00	39,541.65	51.77
	PARKS	97,000.00	20,192.36	20.82
	COMMUNITY DEVELOPMENT	488,077.00	184,994.34	37.90
	NON-DEPARTMENTAL	111,475.00	0.00	0.00
	TRANSFERS OUT TO OTHER FUNDS	1,050,000.00	437,500.00	41.67
TOTAL EXPENDITURES		6,696,056.00	2,745,865.16	40.96
Fund 100 - GENERAL FUND:				
	TOTAL REVENUES	6,696,056.00	4,289,545.64	64.06
	TOTAL EXPENDITURES	6,696,056.00	2,745,865.16	40.96
	NET OF REVENUES & EXPENDITURES	0.00	1,543,680.48	20,121.54

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 03/31/2025
 % Fiscal Year Completed: 49.86

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	YTD BALANCE 03/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 230 - DOWNTOWN DEVELOPMENT AUTHORITY				
	CHARGES FOR SERVICES	1,500.00	763.01	50.87
	INVESTMENT INCOME	8,000.00	4,631.11	57.89
	CONTRIBUTIONS AND DONATIONS	1,500.00	2,000.00	133.33
	MISCELLANEOUS REVENUE	15,900.00	6,440.00	40.50
	TRANSFERS IN FROM OTHER FUNDS	137,300.00	57,208.35	41.67
	APPROPRIATED FUND BALANCE	166,922.00	0.00	0.00
TOTAL REVENUES		331,122.00	71,042.47	21.46
	DDA ADMINISTRATION	147,734.00	68,289.77	46.22
	TOURISM	30,950.00	15.00	0.05
	DOWNTOWN DEVELOPMENT	152,438.00	19,897.59	13.05
TOTAL EXPENDITURES		331,122.00	88,202.36	26.64
Fund 230 - DOWNTOWN DEVELOPMENT AUTHORITY:				
	TOTAL REVENUES	331,122.00	71,042.47	21.46
	TOTAL EXPENDITURES	331,122.00	88,202.36	26.64
	NET OF REVENUES & EXPENDITURES	0.00	(17,159.89)	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 03/31/2025
 % Fiscal Year Completed: 49.86

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	YTD BALANCE 03/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 275 - HOTEL/MOTEL TAX FUND				
	HOTEL/MOTEL TAXES	720,000.00	334,447.75	46.45
	PENALTIES AND INTEREST	5,000.00	0.00	0.00
	INVESTMENT INCOME	2,400.00	1,312.59	54.69
	TOTAL REVENUES	727,400.00	335,760.34	46.16
	PURCHASES/CONTRACTED SERVICES	305,550.00	89,636.49	29.34
	TRANSFERS OUT TO OTHER FUNDS	421,850.00	175,770.85	41.67
	TOTAL EXPENDITURES	727,400.00	265,407.34	36.49
Fund 275 - HOTEL/MOTEL TAX FUND:				
	TOTAL REVENUES	727,400.00	335,760.34	46.16
	TOTAL EXPENDITURES	727,400.00	265,407.34	36.49
	NET OF REVENUES & EXPENDITURES	0.00	70,353.00	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 03/31/2025
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GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	YTD BALANCE 03/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 505 - WATER AND SEWER ENTERPRISE FUND				
	INTERGOVERNMENTAL REVENUE	15,000.00	15,520.01	103.47
	INVESTMENT INCOME	270,000.00	172,208.30	63.78
	MISCELLANEOUS REVENUE	15,000.00	110,202.95	734.69
	OTHER FINANCIAL SOURCES	0.00	8,350.00	100.00
	WATER CHARGES	3,355,954.00	1,658,372.48	49.42
	TAP FEES - WATER	175,000.00	195,980.00	111.99
	SEWER CHARGES	2,475,760.00	1,266,417.03	51.15
	TAP FEES - SEWER	175,000.00	221,075.00	126.33
	OTHER CHARGES FOR SERVICES	81,000.00	57,747.59	71.29
	TRANSFERS IN FROM OTHER FUNDS	1,622,440.00	676,016.65	41.67
	APPROPRIATED NET ASSETS	737,252.00	0.00	0.00
TOTAL REVENUES		8,922,406.00	4,381,890.01	49.11
SEWER LIFT STATIONS				
	SEWER TREATMENT PLANT	276,584.00	134,922.44	39.23
	DISTRIBUTION AND COLLECTION	911,403.00	445,103.91	48.12
	WATER SUPPLY	1,309,427.00	725,084.32	52.95
	WATER TREATMENT PLANT	335,296.00	107,298.47	32.00
	CAPITAL OUTLAYS	2,543,744.00	875,262.66	34.18
	INTERFUND CHARGES	3,356,440.00	1,061,060.48	17.29
	OTHER COSTS	129,512.00	53,963.35	41.67
		60,000.00	0.00	0.00
TOTAL EXPENDITURES		8,922,406.00	3,402,695.63	28.69
Fund 505 - WATER AND SEWER ENTERPRISE FUND:				
TOTAL REVENUES		8,922,406.00	4,381,890.01	49.11
TOTAL EXPENDITURES		8,922,406.00	3,402,695.63	28.69
NET OF REVENUES & EXPENDITURES		0.00	979,194.38	33.34

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 03/31/2025
 % Fiscal Year Completed: 49.86


GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	YTD BALANCE 03/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 540 - SOLID WASTE ENTERPRISE FUND				
	CHARGES FOR SERVICES	250.00	225.00	90.00
	INVESTMENT INCOME	12,843.00	10,068.12	78.39
	MISCELLANEOUS REVENUE	2,000.00	2,017.30	100.87
	OTHER CHARGES FOR SERVICES	7,500.00	4,659.03	62.12
	REFUSE COLLECTION CHARGES	1,090,740.00	549,765.36	50.40
	APPROPRIATED NET ASSETS	33,784.00	0.00	0.00
	TOTAL REVENUES	1,147,117.00	566,734.81	49.41
	PERSONAL SERVICES AND EMPLOYEE BENEFITS	584,573.00	247,960.75	42.42
	PURCHASES/CONTRACTED SERVICES	330,484.00	147,675.57	44.68
	SUPPLIES	132,700.00	33,647.34	25.36
	INTERFUND CHARGES	59,360.00	24,733.35	41.67
	OTHER COSTS	40,000.00	0.00	0.00
	TOTAL EXPENDITURES	1,147,117.00	454,017.01	39.58
Fund 540 - SOLID WASTE ENTERPRISE FUND:				
	TOTAL REVENUES	1,147,117.00	566,734.81	49.41
	TOTAL EXPENDITURES	1,147,117.00	454,017.01	39.58
	NET OF REVENUES & EXPENDITURES	0.00	112,717.80	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 03/31/2025
 % Fiscal Year Completed: 49.86

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	YTD BALANCE 03/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 560 - STORMWATER ENTERPRISE FUND				
	INVESTMENT INCOME	7,000.00	12,007.96	171.54
	OTHER CHARGES FOR SERVICES	1,000.00	958.93	95.89
	TRANSFERS IN FROM OTHER FUNDS	311,220.00	129,675.00	41.67
	APPROPRIATED NET ASSETS	1,554,902.00	0.00	0.00
	STORMWATER UTILITY CHARGES	353,169.00	178,740.02	50.61
	TOTAL REVENUES	2,227,291.00	321,381.91	14.43
	PERSONAL SERVICES AND EMPLOYEE BENEFITS	98,062.00	40,247.04	41.04
	PURCHASES/CONTRACTED SERVICES	17,000.00	675.00	3.97
	SUPPLIES	1,000.00	63.44	6.34
	CAPITAL OUTLAYS	1,637,000.00	32,044.80	1.20
	INTERFUND CHARGES	474,229.00	197,595.40	41.67
	TOTAL EXPENDITURES	2,227,291.00	270,625.68	8.28
Fund 560 - STORMWATER ENTERPRISE FUND:				
	TOTAL REVENUES	2,227,291.00	321,381.91	14.43
	TOTAL EXPENDITURES	2,227,291.00	270,625.68	8.28
	NET OF REVENUES & EXPENDITURES	0.00	50,756.23	4.87
	TOTAL REVENUES - ALL FUNDS	20,051,392.00	9,966,355.18	49.70
	TOTAL EXPENDITURES - ALL FUNDS	20,051,392.00	7,226,813.18	30.06
	NET OF REVENUES & EXPENDITURES	0.00	2,739,542.00	68.73

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HB92 UPDATE & ESTIMATED ROLL- BACK RATE



IN 2024, SENATE
LEADERS
WANTED TO
CONTROL RAPID
INCREASES IN
PROPERTY
ASSESSMENTS.
THE RESULT WAS
HB581 (&
HR1022).

HB92 IS A CLEANUP BILL FOR HB581 & CAME WITH OTHER PROVISIONS

Signed into law April 1, 2025

- Applied to tax year 2025 and onward
- New provisions
 - Estimated Roll-Back Rate Changes
 - Revisions to H581
 - Other Provisions
 - Homestead exemption application deadline
 - FLOST/ESPLOST/Sales tax limitation (limited)

ESTIMATED ROLL-BACK RATE

Created by HB581 revised by HB92

- Under HB581, the property owner's annual notice of assessment (NOA) automatically included the previous year's millage rate for each authority and an estimated tax liability based on that rate.
- Created the estimated roll-back rate, which was intended to provide flexibility in accurately previewing that year's millage rate on the NOS

New Concept Under HB92

- Added a deadline that the estimated roll-back rate must be provided and added a fallback provision if a jurisdiction fails to certify and provide an estimated roll-back rate.
- Option 1 – certify an estimated roll-back rate to be included on the NOA.
- Option 2 – fails to certify – the NOA will state the previous year's millage rate and estimate of taxes owed

HB92 – THE ESTIMATED ROLL-BACK RATE CHANGES

Procedure and Timeline to Certify the Estimated Roll-Back Rate

- “Each levying or recommending authority shall annually calculate its estimated roll-back rate for the current year and shall certify such rate to the county board of tax assessors and the county tax commissioner no less than 15 days prior to the postmark of the annual notice of assessment.”
- ‘levying authority’ refers to the county board of commissioners (BOC) and the city council; ‘recommending authority’ refers to the school board.
- The decision to certify the estimated roll-back rate must be made via a vote of the entire board or city council; the only exception is in the case of a sole commissioner.

HB92 – THE ESTIMATED ROLL-BACK RATE CHANGES

Considerations for the Estimated Roll-Back Rate

- If you certify an estimated roll-back rate and you later set a millage rate higher than the estimated roll-back rate published -- there will be a disclaimer added to the tax bill alerting the property owner the estimated rollback rate was exceeded
- The estimated roll-back rate applies only to the general fund M&O (maintenance and operations) rate and not any special service district millage levies or other levies.
- The estimated roll-back rate is a new concept and is completely separate and distinct from the actual roll-back rate calculation you are already used to on the PT 32.1 form when submitting your tax digest

HB92 – THE ESTIMATED ROLL-BACK RATE CHANGES

Considerations for the Estimated Roll-Back Rate

- HB 92 limits the statewide floating homestead exemption created by HB 581 (2024), so it applies to the homestead and no more than five (5) acres of immediately surrounding land.
- If the property is enrolled under the preferential assessments for CUVA (Conservation Use) or FLPA (Forestland Protection Act), the HB 581 exemption is limited to the homestead and the lesser of two (2) acres or the local government's minimum acreage requirement for zoning.
- Clarifies that a surviving spouse may continue the floating homestead exemption without the need to apply or reapply following their spouse's death.

Allows local governments that opted out of the HB 581 floating homestead exemption to rescind their decision to opt out and join HB 581's exemption prospectively by adopting a resolution to do so by April 30 for tax year 2025, or by March 1 of any year from tax year 2026 through 2029. o Does not allow future opt out, only ability to opt back in

HB92 – THE ESTIMATED ROLL-BACK RATE CHANGES

Local governments that opted out of HB 581 and which do not have a generally applicable floating homestead exemption or freeze for their jurisdiction:

- Requires the jurisdiction to vote to opt out of HB 581 again by March 1, 2027. To opt out again, the local government must complete three public hearings and pass a resolution to do so, otherwise the floating homestead exemption from HB 581 becomes effective for 2027 and thereafter.
- A disclaimer is added to the tax bill stating the name of the governing authority that opted out of HB 581 and providing the main phone number to contact that governing authority. Requirement sunsets December 31, 2029.



OTHER PROVISIONS

- Taxpayers may apply for homestead exemption beyond April 1st; they may apply during their 45-day window to appeal their NOA. (Section 1-4)
- Cities representing less than five (5) percent of the municipal population levying a property tax are not needed for a FLOST IGA. (Section 3-2)
- Creates a local sales tax exemption for (ESPLOST) funds used by school districts on projects associated with such tax, only if the school district has a generally applicable floating or frozen homestead (section 2-1) exemption.
- Carved out DeKalb Sales Tax from limitation (Section 3-1)



ESTIMATED RATE

- Staff received the preliminary digest information last week
- Estimated rate due 4/30 to assessor to meet 15-day deadline
 - Staff not comfortable in submitting a number and seek ratification
- There was no CPI (consumer price index) value given for this tax year
 - As the assessor and I understand/interpret, the lack of a CPI means that values are “frozen” for this first year.
- Homestead application period remains open – no final numbers
- No levying authority in our community is submitting an estimated rate this first year

ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA & GEORGIA MUNICIPAL ASSOCIATION

Estimated Roll-Back Rate Guidance and Best Practices

The estimated roll-back rate is a new concept that became law in 2025. It was created by [HB 581 \(2024\)](#) and revised by [HB 92 \(2025\)](#). Under prior law, a property owner's annual notice of assessment (NOA) automatically included the previous year's millage rate for each authority and an estimated tax liability based on that rate. HB 581 created the estimated roll-back rate, designed to provide local governments with more flexibility in accurately previewing that year's millage rate to the property owner on their NOA. HB 92 added deadline by which the estimated roll-back rate must be provided and added a fallback provision if a jurisdiction fails to certify and provide an estimated roll-back rate.

Guidance in Providing the Estimated Roll-Back Rate

Under HB 581 and HB 92, local governments are provided two options concerning the information that appears on property owner's NOA:

Option 1: A local government may certify an estimated roll-back rate to be included on the NOA. The estimated rollback rate is defined as "the current year's estimated millage rate for general maintenance and operations minus the millage equivalent of the total net assessed value added by reassessments." The levying or recommending authority must certify this rate by a formal vote and provide the rate to the county board of assessors and tax commissioner no less than 15 days prior to the postmark on the annual NOA. If the estimated roll-back rate is certified by the deadline, then the NOA for that taxing jurisdiction will show the current year's value, value of exemptions, net taxable value after exemptions have been applied, and the estimated roll-back rate. The NOA will **not** include the estimate of taxes owed.

Option 2: If a local government fails to certify and provide an estimated roll-back rate by the deadline, then the NOA for that specific jurisdiction will state the previous year's millage rate and provide an estimate of taxes owed based upon the property's current assessed value and the prior year's millage, which is similar to how NOA's were prepared prior to HB 581.

Practical Considerations and Best Practices for the Estimated Roll-Back Rate

Procedure and Timeline to Certify the Estimated Roll-Back Rate

O.C.G.A. § 48-5-306.2 provides "Each levying or recommending authority shall annually calculate its estimated roll-back rate for the current year and shall certify such rate to the county board of tax assessors and the county tax commissioner no less than 15 days prior to the postmark of the annual notice of assessment."

Although 'certify' in this instance is not a defined term in statute, 'levying authority' refers to the county board of commissioners (BOC) and the city council; 'recommending authority' refers to the school board. It is recommended that staff members of these bodies do not make an independent decision for their local government, and neither does the chairman. The decision to certify the estimated roll-back rate must be made via a vote of the entire board or city council; the only exception is in the case of a sole commissioner.

For jurisdictions that have submitted an estimated roll-back rate via the chairman or a staff member (such as the CFO), it is strongly encouraged to ratify that decision via a formal vote in a public meeting. It may be necessary to advertise and hold a special-called meeting of your elected body to certify the estimated roll-back rate to meet the deadline. If your jurisdiction has not yet submitted an estimated roll-back rate and wishes to do so, you are encouraged to communicate with your chief appraiser and BOA and hold a vote in a public meeting before the deadline 15 days prior to the postmark of the NOA.

Calculating the Estimated Roll-Back Rate

For guidance on setting an estimated roll-back rate, it is recommended to contact the county chief appraiser to obtain the most current preliminary data on how the digest may change in your community. Once the values have been updated and the NOA document mailed, the values may only be lowered upon appeal, never raised.

Accordingly, you may wish to be conservative when calculating your estimated roll-back rate and take into consideration current budget discussions and early estimates of reassessment growth which can change before you set your actual millage rate later in the year. Please keep in mind that if you do decide to certify an estimated roll-back rate and you later set a millage rate higher than the estimated roll-back rate published on the NOA, there will be a disclaimer added to the tax bill stating "the name of the governing authority that exceeded the estimated roll-back rate and that this will result in an increase of taxes owed." Please keep in mind that the estimated roll-back rate applies only to the general fund M&O (maintenance and operations) rate and not any special service district millage levies or other levies.

Estimated Roll-Back Compared to Taxpayer Bill of Rights Rollback

Note that the estimated roll-back rate is a new concept that became law in 2025 and is completely separate and distinct from the actual roll-back rate calculation you are already used to on the PT 32.1 form when submitting your tax digest; if you exceed your actual roll-back rate, you will still have to advertise this as a tax increase and hold the three advertised public meetings. This means that depending on your estimated roll-back rate, actual roll-back rate, and final adopted millage rate, it is possible to have no advertised tax increase and no disclaimer on the tax bill, have either of them, or have both in any given year.



City Council Agenda Memo

DATE: 4/14/2025
TITLE: Request to Use Easement – Floyd Wimpy
PRESENTED BY: Mark Buchanan, City Engineer; Floyd Wimpy, Property Owner
PRIORITY Strategic Priority - Infrastructure

AGENDA ITEM DESCRIPTION

Request to Use Easement – Floyd Wimpy

HISTORY/PAST ACTION

Parcel 060B 089 has a recorded easement which grants the City of Dahlonega access to cross the southern end of the parcel to access the former water works infrastructure. The original easement does not connect to Sky Country Road as it was originally intended for use only by the City. The property owner would like to have an easement that connects to Sky Country Road that would run in the general area of the words "L-93". This general area provides the safest and easiest access to the parcel.

FINANCIAL IMPACT

n/a

RECOMMENDATION

It is the recommendation of staff to grant the easement to the property owner with the property owner covering all costs associated with the removal of guard rail and construction of the easement.

SUGGESTED MOTIONS

n/a

ATTACHMENTS

Letter, Property Record Card, Plat

FLOYD
WIMPY

706-265-9700

455 Miller Calhoun Road
Dahlonega, GA 30533

To Whom It May Concern,

I would like to be put on the City Council agenda to be heard about parcel 060B 089 I own in the Sky Country Subdivision which is adjoining to a parcel that the City of Dahlonega owns, Parcel Number - 078 122. Part of that property which has a pond located on it, was once owned by me, and years ago I sold to the city. Both properties were given easement to an old road bed that is accessible by both Parcels of property. The road bed is the clear and safe entry onto the property as it gives the best view to enter and exit the property on and off of sky county road. The road old bed is also the most efficient way to access both of the properties as the road would only need minor grading and excavating compared to other parts of the property. As to the guardrail currently in the curve, I am sure that we can safely re-design it with an entry to access the road bed as a driveway. This would also allow easier access to the parcel in which the city owns. I am asking to be heard at the next city council meeting on this issue.

Sincerely,

Floyd Wimp

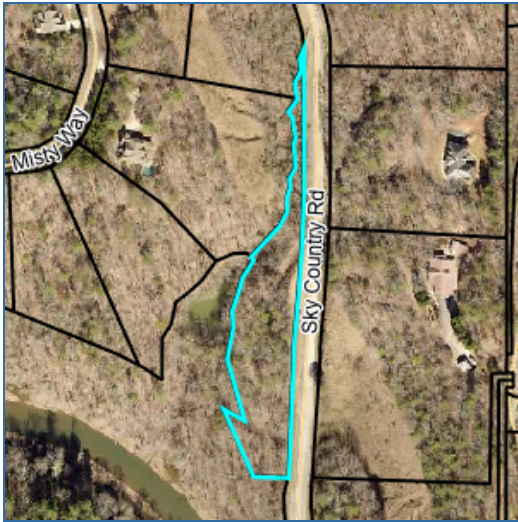
Lumpkin County, GA

Summary

Parcel Number 060B 089
Location Address SKY COUNTRY ROAD
Legal Description SKY COUNTRY S/D PHASE 5 LOT #150 1.70 AC
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Character Area R1
Tax District Dahlonega (District 02)
Millage Rate 28.825
Acres 1.7
Neighborhood SKY COUNTRY LAKE (00693)
Homestead Exemption No (S0)
Landlot/District 980 / 12

[View Map](#)

Map



Owner

[WIMPY FLOYD](#)
 455 MILLER CALHOUN ROAD
 DAHLONEGA, GA 30533

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	SKY COUNTRY LAKE	Lot	0	0	0	1.7	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/2/2004	U34 737	1-88 147	\$20,000	Developer	CENTURY PROPERTIES & DEVELOPME	WIMPY FLOYD
1/3/2001	X20 318	28 65	\$200,000	Improved Since Sale	GREENWAY J D	CENTURY PROPERTIES & DEVELOPMENT

Area Sales Report

Sale date range:

From: 04/14/2022

To: 04/14/2025

Sales by Neighborhood

Sales by Area

Distance: 1500

Feet

Sales by Distance

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
Land Value	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000

Tax Collector

Tax Collector Website

Mailing Labels

Distance:

100

Feet

Use Address From:

☒ Owner

☐ Property

Select export file format:

Address labels (5160)

☒ Show All Owners

☐ Show Parcel ID on Label

Skip Labels

0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Accessory Information, Permits, Photos, Sketches.

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 4/10/2025, 5:27:36 PM

Contact Us





City Council Agenda Memo

DATE: 5/5/2025
TITLE: Ratification of Council's May 1, 2025 vote regarding Alcoholic Beverage License - Consumption on Premise - ALIENATED, LLC dba Gustavo's
PRESENTED BY: Doug Parks, City Attorney
PRIORITY Select a Priority

AGENDA ITEM DESCRIPTION

During the Special Called Meeting of May 1, 2025, the City Council voted to approve the application of Alienated, LLC dba Gustavo's for the alcohol licenses requested effective immediately, but by administrative condition the license granted shall terminate at five p.m. on June 3, 2025, unless the applicant: 1.) complies with the City's Alcohol Code requiring advertising in The Nugget for four weeks immediately prior to the final review of this matter at the June Regular Meeting; and, 2.) meets all other standards of the City's Codes at the time of the Regular Meeting of the Council on June 2, 2025.

HISTORY/PAST ACTION

See above.

FINANCIAL IMPACT

None.

RECOMMENDATION

It is the City Attorney's recommendation that the Council ratify, during a Regular Meeting, its decision made during the Special Called Meeting.

SUGGESTED MOTIONS

Motion to ratify the May 1st council action approving the application of Alienated, LLC dba Gustavo's for the alcohol licenses requested effective immediately (May 1st), but by administrative condition the license granted shall terminate at five p.m. on June 3, 2025, unless the applicant: 1.) complies with the City's Alcohol Code requiring advertising in The Nugget for four weeks immediately prior to the final review of this matter at the June Regular Meeting; and, 2.) meets all other standards of the City's Codes at the time of the Regular Meeting of the Council on June 2, 2025.

ATTACHMENTS

Application for Alienated, LLC
