



CITY OF DAHLONEGA

Council Meeting Agenda

May 03, 2021 6:00 PM

Gary McCullough 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.

CALL TO ORDER AND WELCOME

PRAYER / PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

APPROVAL OF AGENDA

PUBLIC COMMENT – PLEASE LIMIT TO THREE MINUTES

APPROVAL OF MINUTES -

- [a.](#) Council & Main Street/ DDA Work Session Meeting Minutes - March 15, 2021
- [b.](#) Work Session Meeting Minutes - March 15, 2021
- [c.](#) Council Meeting Minutes - April 5, 2021

APPOINTMENT/RECOGNITION

ORDINANCE AND RESOLUTION:

ANNOUNCEMENT/CITY REPORTS:

- [1.](#) FY2020 Audit Report
Chris Hollifield, CPA, Rushton & Company
- [2.](#) Financial Report - March 2021
Melody Marlowe, Finance Director

OLD BUSINESS:

- [3.](#) Park Street Utilities Funding
Vince Hunsinger, Capital Projects Manager
- [4.](#) Wimpy Mill Sidewalk Extension
Vince Hunsinger, Capital Projects Manager

NEW BUSINESS:

COMMENTS – PLEASE LIMIT TO THREE MINUTES

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

ADJOURNMENT



CITY OF DAHLONEGA
City Council & Main Street Program/ Downtown
Development Authority Board Work Session Minutes
March 15, 2021 3:00 PM
Lumpkin County Parks & Recreation Building 365 Riley
Road Dahlongega, GA 30533

PRESENT – City Council Mayor Sam Norton Council Member Roman Gaddis Council Member Mitchell Ridley Council Member Ron Larson Council Member JoAnne Taylor Council Member Joel Cordle Council Member Johnny Ariemma	PRESENT – Main Street / DDA Board Chairman Ryan Puckett Treasurer DeEnna Walters Board Member Tony Owens Board Member Eddie Wayne Board Member Donna Logan Board Member Amy Thrailkill – absent Board Member Ryan Reagin - absent
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OPEN MEETING

Mayor Norton opened the Joint Work Session at 3:05 p.m.

1. Introductory Comments - Mayor Norton

- DDA has been instrumental in everything Dahlongega stands for and has been for a long time, and the council appreciates all of the efforts of this volunteer's situation that requires time away from home. Sometimes our positions require big decisions that leave contention in the wake. Still, like our downtown hotel, in hindsight, we have been justified in our actions, but at the time, it was mighty contentious for the Council, me, and the DDA.
- Sometimes some big decisions need to be made, and sometimes we get all twisted up in the little choice's personalities. The important thing is the community and what is suitable for the taxpaying public and us and how it will play out in the next twenty years.
- Dahlongega's portfolio is strong and very diverse. We have things in our portfolio more so than most cities - history, waterfalls, and gold. While our footprint may be small, we have a powerful brand that makes our job easy, but somebody had to help create all of this, and we are just adding to it and sometimes taking away each time we meet. The bigger picture is the brand is what we need to protect, and sometimes it is hard to overlook the small things that are on the plate right in front of us today.
- Different junctures in our political and volunteer careers may be launching points where big things can happen or maintain the past. The kindergarten property is one of those opportunities in life. The kindergarten property has sat unused for the past 21 years, I do not see this as a missed opportunity, but an opportunity is waiting for the right project. It is a strategic opportunity. Criticized or not, we, the council and board, did not always see eye to eye on this property's uses. The Kindergarten property is valuable, and it is worth our caution and deliberation. The firm decisions we make have gravity that will impact future generations once we are out of our short time on council.
- Thank you for taking your elected and appointed positions thoughtfully.

ITEMS FOR DISCUSSION:

2. Overview Main Street Program / DDA - Council Member Joel Cordle

Conditions:

- ❖ The MS/DDA is special among Dahlonaga boards because state law sets requirements for DDA board member training and qualifications, and MS has its mandatory training.
- ❖ Multiple new members of MS/DDA board and city council, staffing changes.
- ❖ Dahlonaga must submit its annual recertification presentation to the Georgia Main Street office on March 24, 2021.
- ❖ Refresh, refocus, and be prepared for the future with solid partnerships and commitment.

Essentials:

- ❖ Main Street is the prescribed economic development system (design, promotion, organization, economic vitality).
- ❖ DDA powers add financial tools for specific projects and services; and
- ❖ Focus work on the central business district.
- ❖ The City Council appoints the Board of Directors.
- ❖ Assets in Dahlonaga include 120 small businesses, location, consumer market (locals, visitors, UNG), active historic shopping district, unique architecture essential partners, and stakeholders.
- ❖ Downtown district ahead of competitors in the consumer market.
- ❖ GA Main Streets 2020 economic impact: 105 cities, 1,170 new/expanded businesses.
- ❖ GA Main Streets 3,764 new jobs, 1,219 building rehab projects, \$910 million private & public investment.

Next Step in the Future:

- ❖ Complete required MS and DDA (online) training for all board members not yet certified.
- ❖ Conduct electronic surveys for required public and leadership input to guide priorities for the necessary annual work plan.
- ❖ Bring in Georgia Main Street staff to facilitate the planning session with the board, council partners, and staff.
- ❖ Develop specific and measurable projects with measurable goals and actions.
- ❖ Build a board's meeting agenda around the strategic plan content.
- ❖ Maximize the partnership of the MS/DDA board with the council.
- ❖ Include specific details in the annual DDA service agreement, such as the strategic plan.
- ❖ Specified communications and reporting; consider appointing a council member to board.
- ❖ Achieve appropriate and consistent staffing levels.

Council Member Cordle discussed tools needed to garner positivity with local agencies to ensure a positive communication and partnership level. The tools allow for developing a plan of work priorities for regular communication between leaders of local agencies.

Council Member Cordle discussed the value of the façade grant that exists to better our downtown environment.

Chairman Puckett hopes for a framework that will ensure new board members' training and guidelines for engaging and retaining a dedicated full-time director.

City Manager Schmid requested guidance on the Director's direction as strong on the Main Street and GEMS program or Real Estate growth.

Council Member Taylor is looking for a strong Director who can attract and assist development to our community under the DDA Board's leadership.

Mayor Norton requested three job descriptions from City Manager Schmid, searching for a robust Main Street Program/ DDA Director.

Council Member Cordle reminded both the Council and Board that economic development is a vital part of the program and the Main Street and GEMS program.

Chairman Puckett believes our focus is on retaining local citizens with reasonable housing in our town.

3. Open Discussion - Council and Board Members

- Mayor Norton asked for guidance on the upcoming 4th of July celebration.
- City Manager Schmid will review the holiday event's direction to ensure the celebration is respectful of the festive holiday with family events, parade, food, and music with social distancing in support of the CDC guidelines. A final plan is due to Council and the Board in the coming seven days. Fireworks may be the final determination for having a 4th of July celebration.

4. Presentation Mixed Use Redevelopment Concept - 147 N Park Street

Robert Goode and the Harris Family are interested in a mixed-use development on the property at 147 N Park Street, better known as the kindergarten property, which is 2.62 acres, and the adjacent property of 1.04 acres. These would be signature projects with historical value.

- The Multi-family rental condos for professionals and young retirees with a parking deck for up to 427 cars, a pool, and a rooftop restaurant is on the kindergarten property.
- The hotel's concept with retail, restaurant, and condo on the rooftop was adjacent. The condos would be for sale. This property would require rezoning for a hotel concept.

Mayor Norton reminded Council and the board that the kindergarten property requirement is mixed-use with a parking deck. This concept is a legacy for the Harris Family, who is willing to invest in the Dahlonega downtown area.

Council and Board Members expressed the importance of historic preservation in the design work for these properties and adherence to the night skies ordinance.

Board Member Owens requested confirmation of the potential funding for the DDA with the parking garages and rental properties.

Chairman Puckett requested a market study for rental rates and sale prices on these properties and the possibility of safety issues with the proposed building's height.

Board Member Walters, who expressed concern for traffic patterns with the parking decks' multiple parking spaces, was assured a traffic study is required.

City Manager Schmid stated two other projects are considering the kindergarten property with a two-week time frame for a presentation.

The Harris Family agrees with the concept, including an emphasis on Dahlonega's Gold history.

ADJOURNMENT

Mayor Norton adjourned the meeting at 4:27 p.m.



CITY OF DAHLONEGA

Council Work Session Minutes

March 15, 2021 4:00 PM

Lumpkin County Park and Recreation Building - 365 Riley Road, Dahlonega, GA 30533

PRESENT:

Mayor Sam Norton

Council Member Joel Cordle

Council Member JoAnne Taylor

Council Member Mitchell Ridley

Council Member Roman Gaddis

Council Member Ron Larson

Council Member Johnny Ariemma

OPEN MEETING

Mayor Norton opened the Work Session at 4:29 pm.

BOARDS & COMMITTEES:

1. Cemetery Committee - February 2021, Chris Worick, Committee Chairmen

- Beautification plans for the Memorial Park Cemetery are underway.
- Sales of columbarium niches are now open.
- Research has begun for the placement of a columbarium in the older section of Mt Hope Cemetery.

2. Main Street Program - February 2021, Ariel Alexander and Skyler Alexander, Administrative Assistants.

- Ariel Alexander and Skyler Alexander have completed the Main Street Program 101 training.
- The All-Abilities Kayak Launch dedication is planned for March 23rd is at 3:00 pm.
- Board Member training is open for all Members.
- The Main Street Team will be meeting with Sam McDuffie and Courtney Randolph with the Tourism Committee this week to discuss tourism needs in Dahlonega and Lumpkin County.

3. TOURISM: Sam McDuffie, Tourism Director

- The Chocolate Crawl campaign was a massive success for Downtown Dahlonega Businesses.
- The start of the Dahlonega Plateau ADA digital marking campaign is today with a target audience in the surrounding States; it will last for three months.
- Our Destination Dahlonega, a summer themed commercial, will begin on April 8th targeting overnight accommodations and outdoor adventure in Dahlonega and Lumpkin County.
- We are in partnership with the Radio station 680 the Fan beginning on April 9th, opening day for the Atlanta Braves for a total of twenty-five spots.
- The Holiday Inn Express Downtown has two floors open and selling at this time.

- Council Member Larson thanked the Tourism Committee for the Fox 5 news coverage of the Chocolate Crawl.

DEPARTMENT REPORTS:

4. Marshal's - February 2021, Jeff Branyon, City Marshal

- Vandalism is an issue with our water tower, kindergarten property, and Memorial Park Columbarium. Director Buchanan will install trail cams to assist with this issue.
- Marshal Branyon will research dilapidated commercial buildings in the City of Dahlonega.
- Council and Mayor discussed the pros and cons of cameras and new systems to assist with coverage in needed areas.

5. Community Development – February 2021, Kevin Herrit, Director

- Mayor Norton is now a member of the Steering Committee, created to update the Dahlonega Comprehensive Plan.
- Occupational Tax applications are in process, with many bank institutions lagging due to changes in ownership.
- Department of Transportation is handling the improper tree removal by the property owner at the Dahlonega Mountain Inn.
- Council discussed the need for single-family homes in the City of Dahlonega.

6. Finance Department – February 2021, Melody Marlowe, Finance Director

- Council discussed funds of 3.2 million dollars allocated to Dahlonega generated by the American Rescue Plan recently enacted by President Biden; monetary relief to states due to the COVID pandemic.

7. Public Works - February 2021, Mark Buchanan, PE, City Engineer & Public Works Director

- Council discussed road upgrades needed in areas around the City of Dahlonega, specifically widening of South Grove Street.
- Council and Mayor discussed the timeline of phase two of Wimpy Mill Park sidewalk expansion. Everyone agreed Wimpy Mill Kayak Launch is an excellent addition to Dahlonega.
- 147 South Park Street, Kindergarten property demolition project is moving forward with the bid process.
- Council and Mayor discussed the challenges of upkeep of brick and concrete city sidewalks and crosswalks.

8. Water & Wastewater Treatment Department Report - February 2021, John Jarrard, Water/Wastewater Treatment Director

- City Manager Schmid outlined the role of John Jarrard in his new role as a consultant at the Water and Wastewater Treatment Plant. His primary job is water sales and rate studies. Managers and Supervisors under his direction will attend council meetings and work sessions.

ITEMS FOR DISCUSSION:

9. Hummingbird Trail, Valerie West Fambrough

- Ms. Valerie West Fambrough addressed Council with creating a Hummingbird Trail in Dahlonega to design a map to connect foliage to attract the hummingbirds.

- Council discussed the possibility of a committee for background on this subject for review by the Council; foliage for Spring and Summer is growing in our greenhouse, so Fall foliage is a better target.
10. Martin Street Widening, Vince Hunsinger, Capital Projects Manager
- Director Buchanan discussed the upcoming approved stormwater project and street widening on Martin Street. The Plans for the project were reviewed and are also available in the Public Works Department.
11. Oliver Drive Storm Drain Project, Vince Hunsinger, Capital Projects Manager
- Capital Projects Manager Hunsinger requests the reallocation of Storm Water Funds of \$137,500 to the Oliver Drive storm drain project. Recent repairs of Oliver Drive were unsuccessful.
12. Hurricane Zeta Reimbursement Update, Mark Buchanan, PE, City Engineer & Public Works Director
- Assistant Finance Director Kimberly Stafford was instrumental in the City's reimbursement of \$30,000 from FEMA for damage related to Hurricane Zeta.
13. Park Street Utilities Funding, Mark Buchanan, PE, Public Works Director and City Engineer
- Council and Mayor discussed the Park Street utilities' five-year budgeted funding for both water and sewer lines on South Park Street.
 - Director Buchanan believes this project is best completed in one step if funding is available.
 - City Manager Schmid stated we need design plans for each element whether, done long-term or all at once.

COMMENTS – PLEASE LIMIT TO THREE MINUTES

- The topic of franchising in the city limits is an item for discussion at the March 23rd Planning Commission Meeting as the Formula Business Ordinance.
- Mayor Norton reminded everyone that the topic of the Formula Business Ordinance would be a possible topic in the coming months after recommendations from various committees and public hearings in Dahlonega. These meetings and hearings are published and open to the public.
- Mayor Norton reminded Council this topic originated at the 2020 Council retreat to franchising in the B3 historic district, which resulted in a draft ordinance in review with the Planning Commission at this time.

Clerk Comments – No comments

City Manager Comments – City Manager Schmid informed Council the Georgia Department of Natural Resources had approved the official submittal of the Dahlonega Reservoir Management Plan, which will up for adoption at the next Council Meeting.

City Attorney Comments – No comments

City Council Comments – No comments

Mayor Comments – COVID numbers are continuing a downward motion with the new vaccines' assistance in the market.

ADJOURNMENT

Mayor Norton adjourned the work session at 6:01 pm.



CITY OF DAHLONEGA

Council Meeting Minutes

April 05, 2021 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

PRESENT:

Mayor Sam Norton

Council Member Joel Cordle

Council Member JoAnne Taylor

Council Member Mitchell Ridley

Council Member Ron Larson

Council Member Johnny Ariemma

ABSENT:

Council Member Roman Gaddis

CALL TO ORDER AND WELCOME

Mayor Norton called the Council Meeting to order at 6:01 p.m.

PRAYER / PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

City Manager Schmid led the Prayer, and Council Member Ridley led the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Norton called for a motion to approve the agenda, with the proclamation for Lumpkin County High School moved to the next meeting.

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

Voting Yea: Council Member Taylor, Council Member Ridley, Council Member Larson, Council Member Ariemma, Council Member Cordle

PUBLIC COMMENT – PLEASE LIMIT TO THREE MINUTES

- Tyler Barnes, the owner of Accent Cellars, advocates a change of the existing alcohol ordinance to allow consumption on-premises at his winery.
- Mr. and Mrs. Schermerhorn discussed the donation of a parcel of a 35-acre property near or adjacent to the Yahoola Creek Park, with the idea of bike trails, walking paths, and small cabins on a campsite in the remaining land. In exchange the City would supply water and sewer to total land lots.
 - ❖ Mayor Norton reiterated that Dahlonega's Master Plan commits the City to increase walking paths and bike trails, and this idea is in keeping with the Council's commitment to this objective.
 - ❖ Mayor, Council, and Staff discussed ideas surrounding water and sewer to this site which may require annexation of the property into the City of Dahlonega.:
 - ❖ Mayor Norton requested Staff to discuss this project with the Schermerhorn's and continue to recommend the Council.

APPROVAL OF MINUTES -

- a. Public Hearing Meeting Minutes - February 15, 2021
- b. Work Session Meeting Minutes - February 15, 2021
- c. Council Meeting Minutes - March 1, 2021

Mayor Norton called for a motion to approve the Public Hearing Minutes, February 15, 2021, Work Session Minutes, February 15, 2021, and the Council Meeting Minutes, March 1, 2021.

Motion made by Council Member Taylor, Seconded by Council Member Cordle.
Voting Yea: Council Member Taylor, Council Member Ridley, Council Member Larson, Council Member Ariemma, Council Member Cordle

APPOINTMENT/RECOGNITION

1. Joint Proclamation - Child Abuse Prevention Month

Mayor Norton called for a motion to approve Joint Proclamation for Child Abuse Prevention Month.

Motion made by Council Member Larson, Seconded by Council Member Ridley.
Voting Yea: Council Member Taylor, Council Member Ridley, Council Member Larson, Council Member Ariemma, Council Member Cordle

2. Joint Proclamation - Lumpkin County High School One Act Play Team

Mayor Norton tabled the Joint Proclamation for Lumpkin High School One Act Play Team until the Work Session on April 19, 2021.

ANNOUNCEMENT/CITY REPORTS:

3. Financial Reports - February 2021, Melody Marlowe, Finance Director

Mayor Norton called for a motion to approve the Financial Reports as written.

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

- Mayor and Council discussed water and sewer revenues down in the past five years due to water-saving measures at homes and businesses.
- City Attorney Parks will produce the requested report of law enforcement revenues by agencies.

Mayor called all those in favor of this motion.

Voting Yea: Council Member Taylor, Council Member Ridley, Council Member Larson, Council Member Ariemma, Council Member Cordle

OLD BUSINESS:

1. Solid Waste Exemption Requests, January-March 2021, Bill Schmid, City Manager

- City Manager Schmid outlined the request by Mr. Mike Miller, who operates three businesses in one location, each paying for solid waste. The proposal is to allow one solid waste bill for the location as a whole.
- City Manager Schmid stated as outlined in the current Solid Waste Ordinance moves for denial of this requested exemption.

Mayor Norton called for a motion to discuss solid waste exemptions requests.

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

- The Mayor and Council discussed Solid Waste requirements to establish multiple businesses charged by the Occupancy Tax license. Mayor Norton requested Staff to bring this topic to a work session for an open dialogue.

Mayor called for all those in favor to deny the solid waste exemption request.

Voting Yea: Council Member Taylor, Council Member Ridley, Council Member Larson, Council Member Cordle

Opposed: Council Member Ariemma,

2. 147 North Park Street Update, Vince Hunsinger, Capital Projects Manager

- City Manager Schmid presents two proposals for redeveloping this property at the work session on April 19, 2021.
- We accepted bids for the demolition of the school building on this property this past Friday, April 2, 2021. This data was not available for insertion in the agenda packet for today, but an irregularity of one bid keeps this process in motion. So, at this time staff is not ready to award this bid.
- City Manager Schmid asked Council approval to allow Staff to move forward with the demolition of the kindergarten building at 147 North Park Street with the agreement that the accepted bid is at or under the budget of \$130,000.

Council Member Larson called for a motion to allow Staff to move forward with demolition with bids at or under \$130,000, Seconded by Council Member Taylor.

Mayor Norton stated a motion and second are on the table to authorize Staff to accept bids for the school property's demolition if the bids are at or under budget.

- City Manager Schmid stated the bid in question arrived after the close of the bid process.
- Council questioned the \$130,000 budget amount. City Manager Schmid reminded Council that the original bid process last year produced a \$60,000 bid, which is not achievable at this time, but possibly in the range of \$100,000.

Mayor called for all those in favor or opposed of this motion.

Voting Yea: Council Member Taylor, Council Member Ridley, Council Member Larson, Council Member Ariemma, Council Member Cordle

3. Oliver Drive Storm Drain Project, Vince Hunsinger, Capital Projects Manager

- Staff requests reallocation from stormwater funds to the Capital Project Oliver Drive Storm Drain of \$137,500.

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

Voting Yea: Council Member Taylor, Council Member Ridley, Council Member Larson, Council Member Ariemma, Council Member Cordle

4. Park Street Utilities Funding, Mark Buchanan, PE, Public Works Director and City Engineer
 - At this time, the Staff is seeking funding for initial engineering, permitting, and consultant fees, expected to be less than \$60,000; \$40,000 from the Water and Sewer Line Replacement budgets; and \$20,000 from the Stormwater Funds.
 - Council, Mayor, and Staff discussed the ability of the City to refund the Stormwater fund of \$20,000 if stormwater is not the focus. Staff direction is reviewing the budget for the \$20,000 outside out of the Stormwater Funds.

Mayor Norton directed Staff to bring this topic for discussion at the next work session.

NEW BUSINESS:

1. Part-Time Assistant City Clerk, Bill Schmid, City Manager
 - City Manager Schmid requests funds for a part-time assistant city clerk for the balance of FY2021 and a continuation in the FY2022. Currently, the City Clerks' additional responsibilities are under Human Resources and the Main Street Program.

Motion made by Council Member Larson to amend the 2021 Budget to reflect an additional authorized expense of \$12,000 to fund a part-time assistant city clerk, Seconded by Council Member Taylor.

Mayor called for all those in favor or opposed of this motion.

Voting Yea: Council Member Taylor, Council Member Ridley, Council Member Larson, Council Member Ariemma, Council Member Cordle

2. Yahoola Creek Reservoir Management Plan, John Jarrard, Director of Water/Wastewater Treatment
 - Director Jarrard requests the updated Reservoir Plan (RMP) to allow specific recreational use in and around the Yahoola Creek Reservoir. This Plan incorporates environmental testing and safety measures to ensure that the planned activities will not hamper the water treatment facility's ability to treat the water for human consumption according to EPD Regulations and ensure safe recreational use.
 - Council, Mayor, and Staff discussed the approved Plan of a swim beach at the Reservoir and the legal requirements for water safety. Under the State's Drinking Water Regulations, a reservoir used as part of a community's water source must have an approved Reservoir Management Plan

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

Mayor called for all those in favor or opposed of this motion.

Voting Yea: Council Member Taylor, Council Member Ridley, Council Member Larson, Council Member Ariemma, Council Member Cordle

COMMENTS – PLEASE LIMIT TO THREE MINUTES

Clerk Comments - No comments

City Manager Comments - No comments

City Attorney Comments - Commendation to all assisted with the Reservoir Management Plan

City Council Comments -

Council Member Ariemma thanked the City Clerk for all her efforts and agrees she is very deserving of an assistant city clerk.

Council Member Ridley informed Council of a citizen's praise of All Abilities Kayak Launch; it is the greatest thing he had ever seen. Council Member Ridley is proud of the excellent Staff throughout the City, and he expects great things in the future.

Council Member Larson gave kudos to the water department staff for their excellent handling of the recent flood of the Chestatee river during the worst storm in twenty-five years and its impact on our water system.

Council Member Taylor also praised the water and sewer department for their investment and planning to survive such a flood.

Council Member Taylor reminded the Council of the upcoming nominations for GMA regional election for District 2.

Council Member Taylor is part of the GMA committee for youth and children to assist local agencies in providing services during these unprecedented times. This GMA committee will be surveying High School upper-level students with two testing sites, one in Dahlonoga and East Point, to produce a road map for local agencies and partners to understand the student's concerns. The survey will be open until the school year ends. If a student is having a challenging time and participates in the survey, website information is available at the end of the surveys to assist with their issue.

Please inform any interested person that the survey is available to assists students with transportation, food, clothing, and hygiene.

Council Member Larson informed Council that Council Member Taylor would be moving from First Vice President to President of District 2 at GMA.

Mayor Norton highlighted the achievement of Council Member Taylor as President of District 2 and her ability to bring positive exposure to Dahlonoga.

Mayor Norton reminded everyone of the upcoming Dahlonoga Downtown Business Authority Zoom Meeting in the morning and the low COVID numbers in our area.

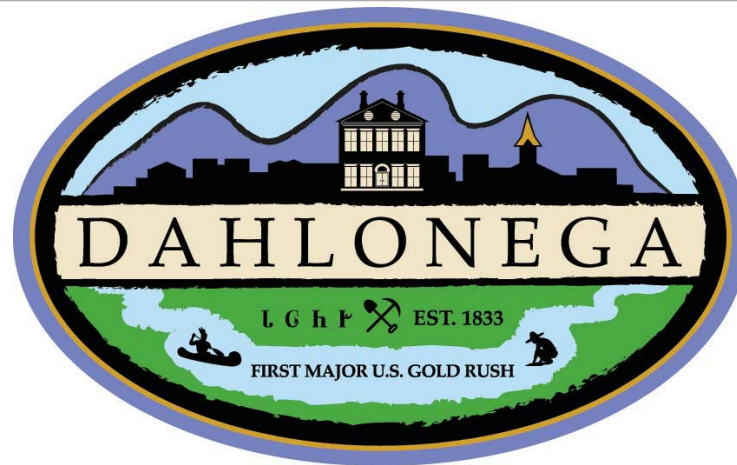
ADJOURNMENT

Mayor Norton called for a motion to adjourn the meeting.

Council Member Taylor motioned to adjourn the meeting.

Mayor Norton adjourned the meeting at 7:11 p.m.

***Report to Mayor and Council
For the fiscal year ended September 30, 2020***



May 3, 2021

AUDIT OPINION – P. 16-18

City of Dahlonega’s Responsibilities

The financial statements are the responsibility of the City of Dahlonega’s management.

Rushton & Company’s Responsibilities

As independent auditors for the City of Dahlonega, our responsibility is to express opinions on the fair presentation of the financial statements.

Auditing Standards

We audited the City’s financial statements in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States.

Unmodified Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the City of Dahlonega, Georgia, as of September 30, 2020, and the respective changes in financial position and, where applicable, cash flows for the year then ended.

Government-wide Statements

These statements provide the reader with information on the City as a whole, using the full accrual basis of accounting. Columns for the governmental activities, the business-type activities, and the Downtown Development Authority component unit.

Two statements:

- Statement of Net Position – P. 30-31
 - Presents the assets, liabilities, and residual net position of the City

- Statement of Activities – P. 32
 - Presents the results of operations of the City

Net Position and Change – Last 5 Fiscal Years

Fiscal Year	Net Position				Revenues over (under) Expenses
	Net Investments in Capital Assets	Restricted	Unrestricted	Total	
2016	\$ 15,178,103	\$ 947,878	\$ 6,128,332	\$ 22,254,313	\$ 350,646
2017	16,704,027	658,890	7,706,364	25,069,281	2,814,968 ¹
2018	17,908,350	95,295	8,337,269	26,340,914	1,271,633 ²
2019	18,329,271	295,410	10,132,488	28,757,169	2,416,255 ³
2020	19,208,956	780,937	10,651,244	30,641,137	1,883,968 ⁴

Note 1: The increase in revenues over expenses from 2016 to 2017 is due to an increase in property taxes, grant revenues, water and sewer, and solid waste revenue.

Note 2: The decrease in revenues over expenses from 2017 to 2018 is due to a decrease in water and sewer tap fees.

Note 3: The increase in revenues over expenses from 2018 to 2019 is due to an increase in water and sewer tap fees, interest earnings, fines and building permits.

Note 4: The decrease in revenues over expenses from 2019 to 2020 is due to a decrease in water and sewer tap fees

General Fund – P.95

Revenues

- Increased \$24,707, 0.6%
 - Motor Vehicle Tax decreased \$116,115
 - LOST increased \$187,325
 - Fines and Forfeitures decreased \$53,870
 - Intergovernmental increased \$119,551
 - Interest decreased \$84,773

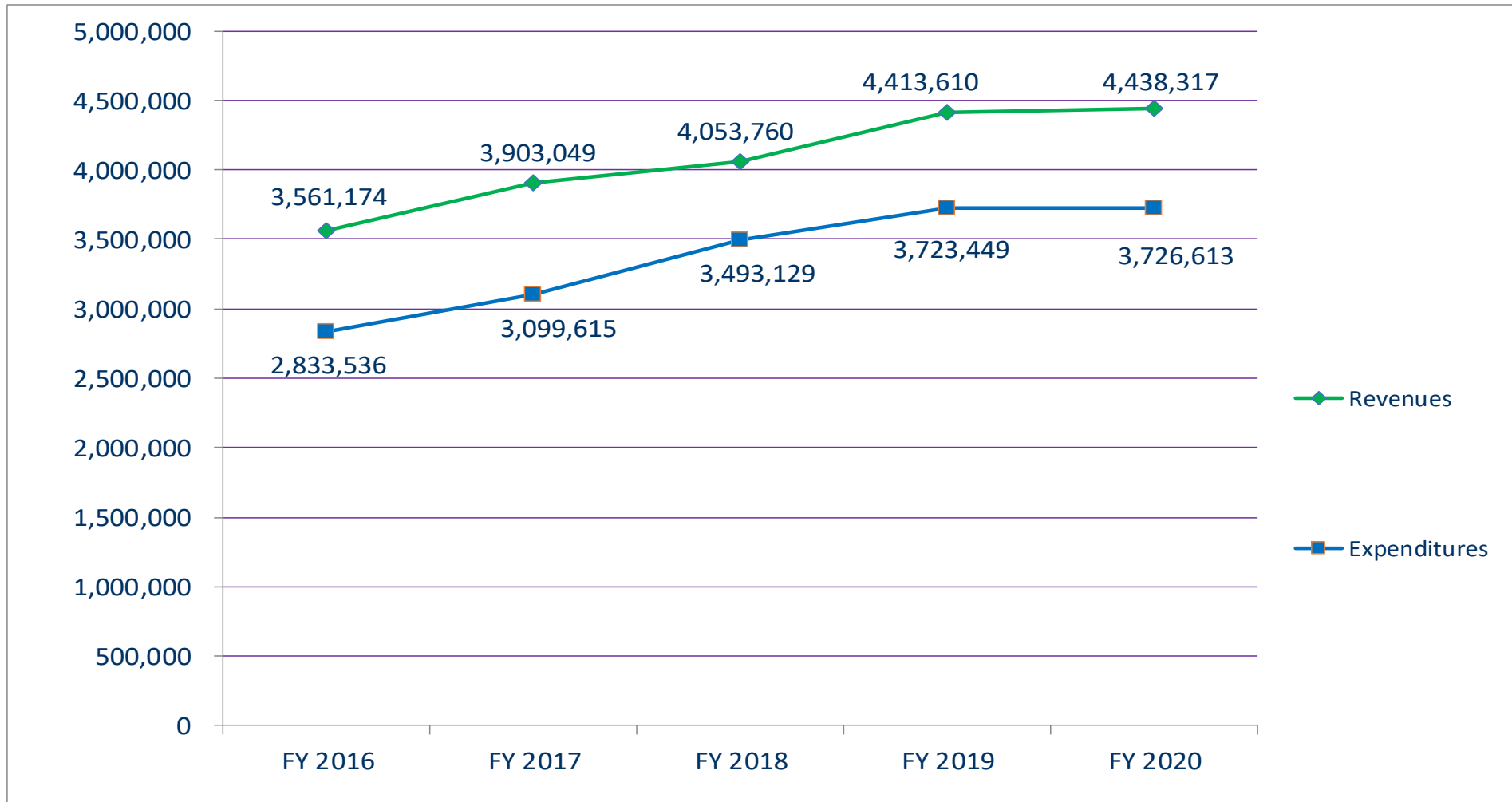
Expenditures

- Increased \$3,164, 0.08%
 - Legislative decreased \$45,507
 - Executive increased \$53,196
 - General Administration increased \$43,707
 - Law Enforcement decreased \$47,004
 - Marshal's Office increased \$41,824
 - Downtown Development Authority decreased \$50,720

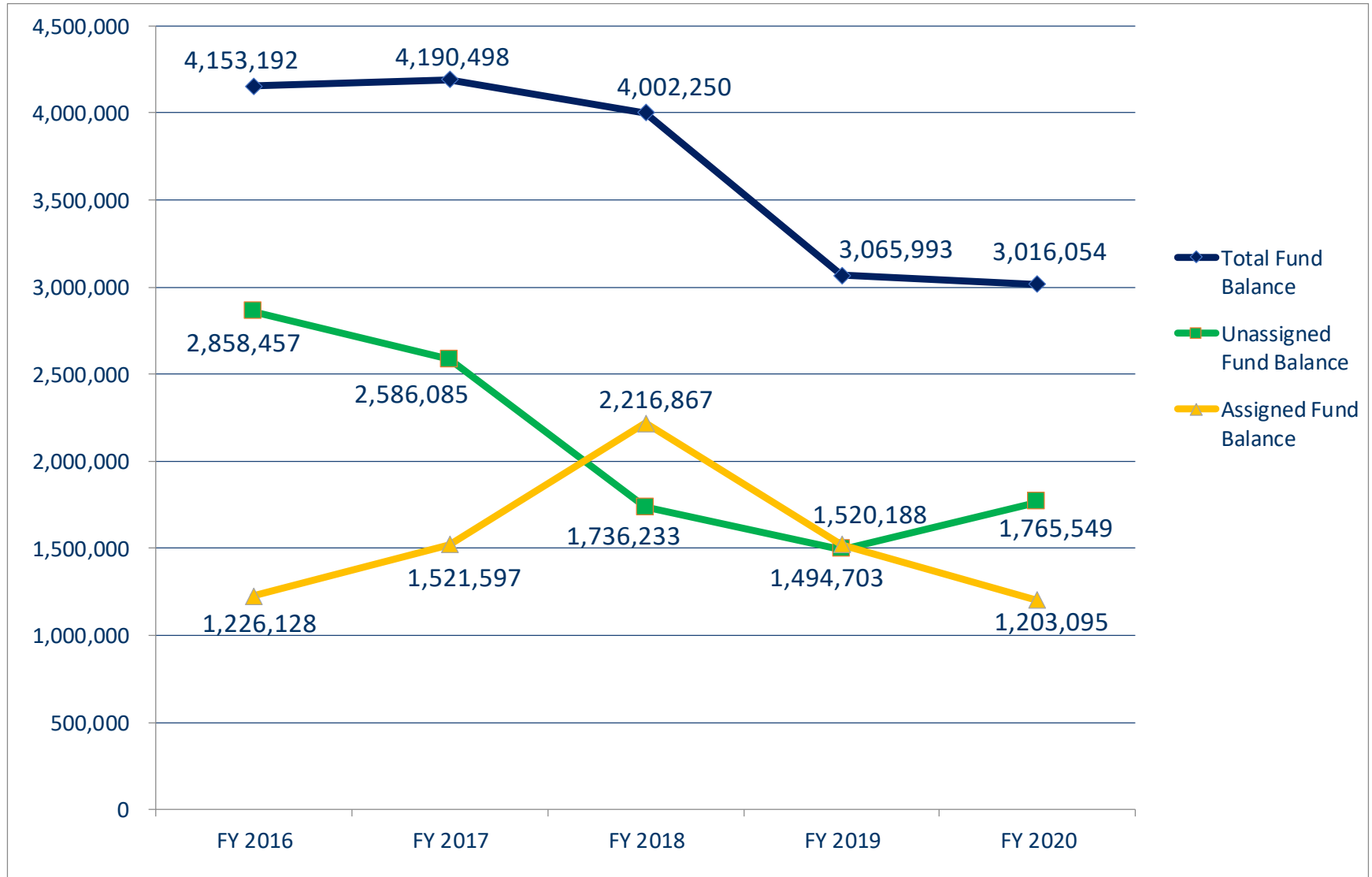
Unassigned Fund Balance

- FY 2020, \$1,765,549, 47.4% of expenditures (5.69 months)
- FY 2019, \$1,494,703, 40.1% of expenditures (4.82 months)

General Fund Revenues and Expenditures Last 5 Fiscal Years



General Fund - Fund Balance Last 5 Fiscal Years



Water and Sewage Fund – P.118

Operating Revenue

- Decreased \$563,484, 9.7%
 - Tap Fees decreased \$381,287
 - Water and Sewer Fees decreased \$193,003

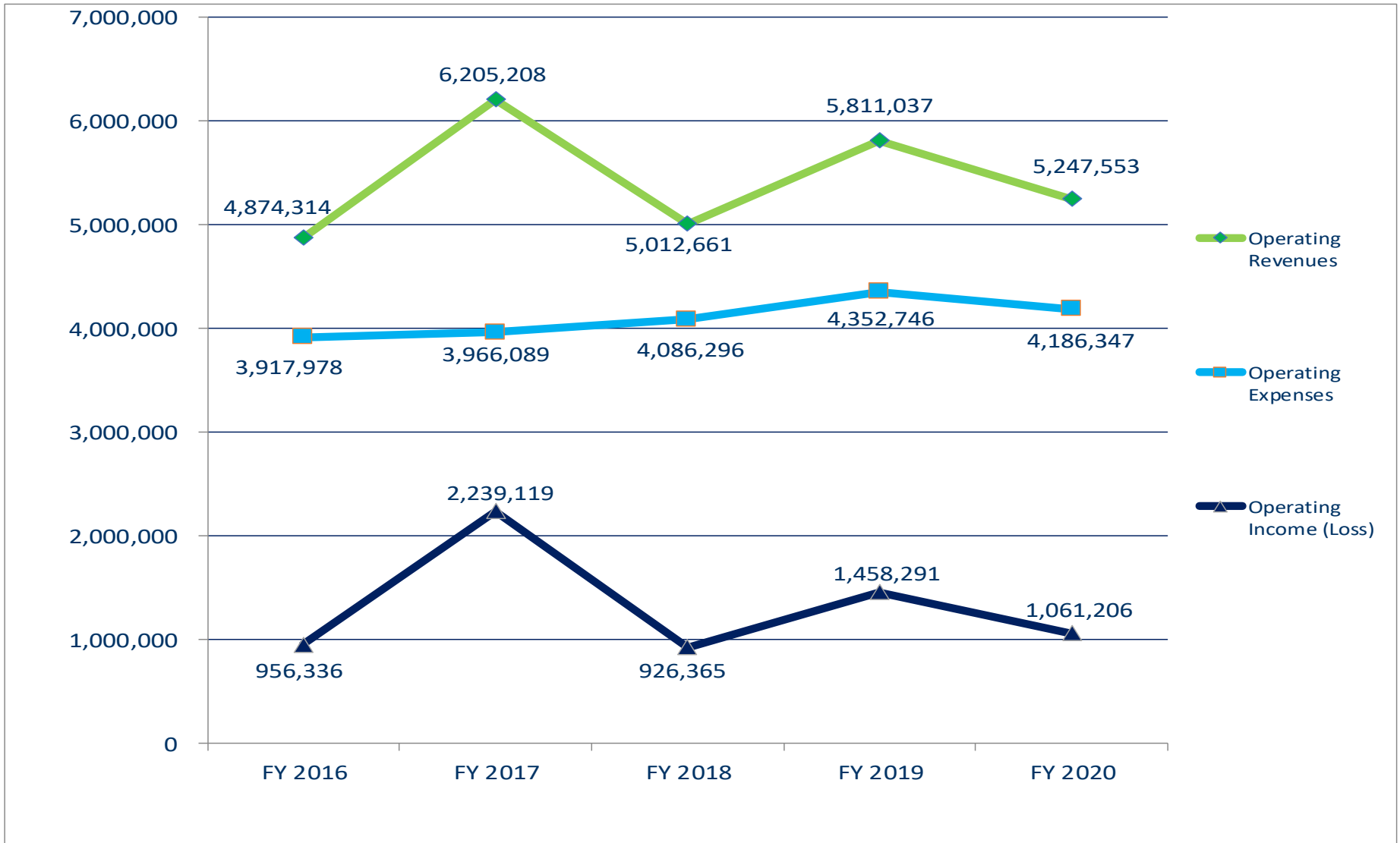
Operating Expenses

- Decreased \$166,399, 3.8%

Unrestricted Net Position

- FY 2020, \$5,818,835, 139.0% of operating expenses (16.7 months)
- FY 2019, \$5,752,425, 132.2% of operating expenses (15.8 months)

Water and Sewage Fund Operating Revenue and Expenses Last 5 Fiscal Years



Report on Internal Control, Compliance, and Other Matters – P.172-173

In accordance with *Government Auditing Standards*, we have issued our report on our consideration of the City of Dahlonega's internal controls and our tests of compliance.

This report describes the scope of our testing of internal control and compliance, and the results of that testing, but is not intended to provide an opinion on the internal control or compliance.

No material weakness and no significant deficiencies were noted in the internal controls of the City of Dahlonega. No instances of material noncompliance or other matters that are required to be reported were noted.

Current and Future Reporting Changes

GASB 84

The Governmental Accounting Standards Board (GASB) has issued Statement No. 84, Fiduciary Activities. Effective for the City for fiscal year 2021.

The statement establishes guidance regarding the identification of fiduciary activities and a financial reporting model for fiduciary activities for state and local governments. The statement requires governments to report fiduciary activities in specific fiduciary fund types.

The statement requires fiduciary activities to be reported in financial statement of fiduciary net position and a statement of changes in fiduciary net position.

Current and Future Reporting Changes

GASB 87

The Governmental Accounting Standards Board (GASB) has issued Statement No. 87, *Leases*. Effective for the City for fiscal year 2022.

The statement establishes a single approach to accounting for and reporting leases for state and local governments. The statement requires governments to recognize certain lease assets and liabilities that previously were classified as operating leases.

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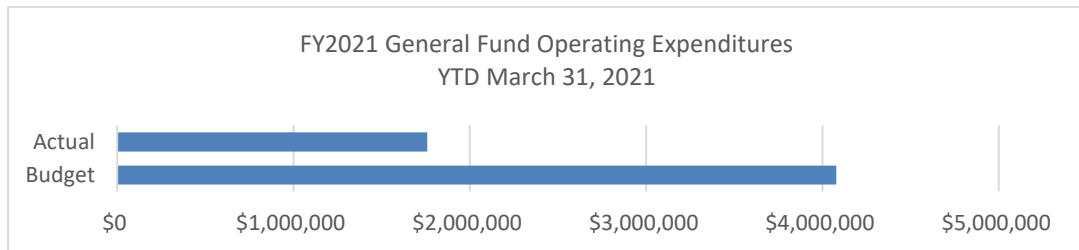
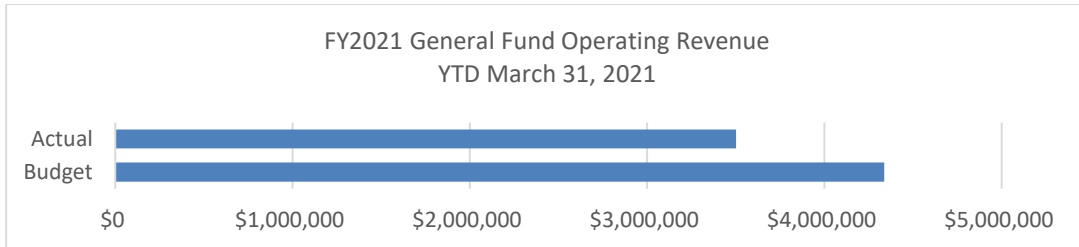




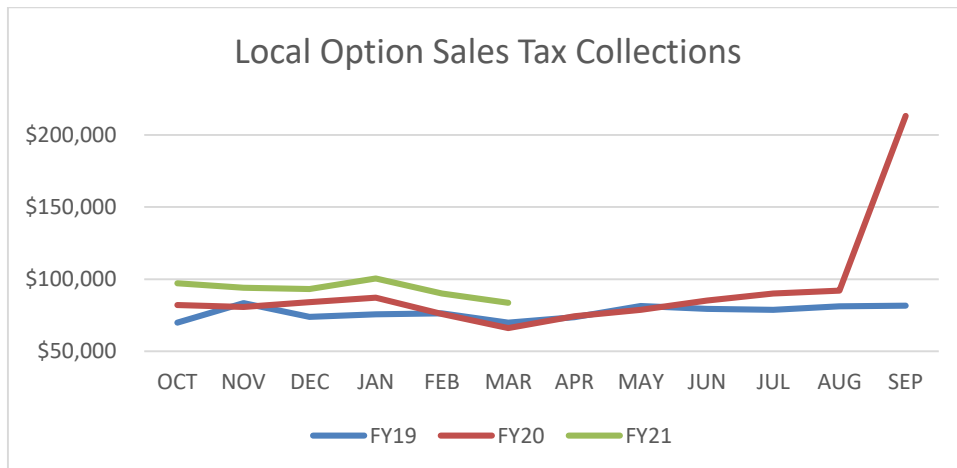
CITY OF DAHLONEGA MONTHLY FINANCIAL REPORTS

For the Six Months Ended March 31, 2021

GENERAL FUND



- Property taxes were billed in October with a due date of December 21. Collections through February 28 are reflected on the current financial report and reflect that 99.6% of 2020 taxes budgeted have been collected to date.
- Sales tax collections have increased, and year-to-date amounts are 16.5% more than last fiscal year. The change in the State law related to taxation of internet sales has more than offset the decline in revenue resulting from the Pandemic. A large amount was collected in September 2020 from an audit finding for a large retailer.



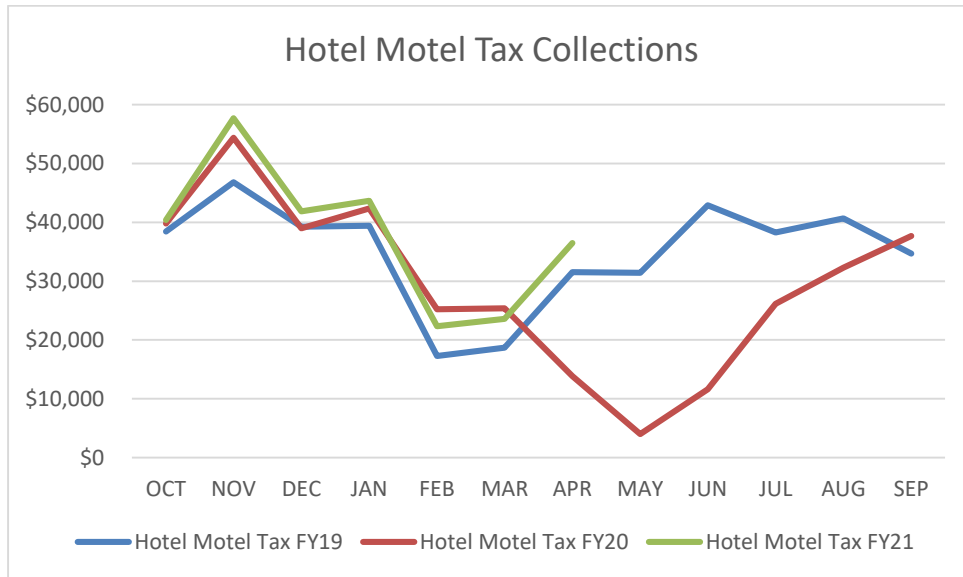
- The annual payment from Georgia Power for electric franchise tax was received in February: the amount received was \$385,838 compared to the prior year amount of \$424,642 (9.1% decrease). The Pandemic had a significant impact on electric sales with the closure of schools and businesses.
- The annual revenue for Insurance Premium Tax has been received in the amount of \$422,760, which is 6.8% greater than received last fiscal year.
- Insurance Premium Tax (received annually from the State) has been received (\$422,760) and is 6.8% more than last year.
- The Parks department spending year-to-date is high due to the outsourcing the cleaning of public facilities necessary during the pandemic.
- Other department expenditures are in line with budget expectations.

DOWNTOWN DEVELOPMENT AUTHORITY

- Operational results are better than budget expectations due to staff vacancies and program re-evaluations.

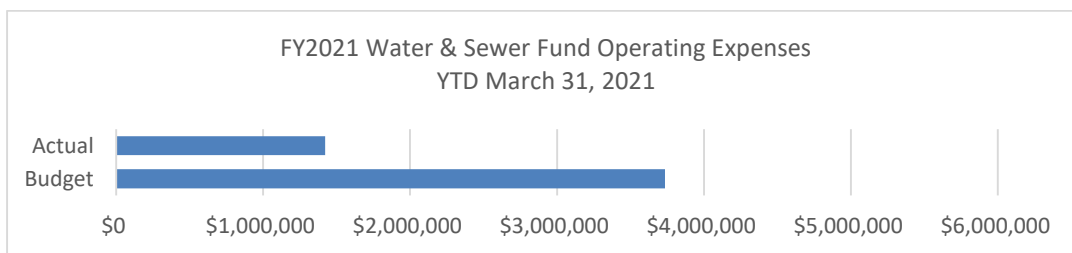
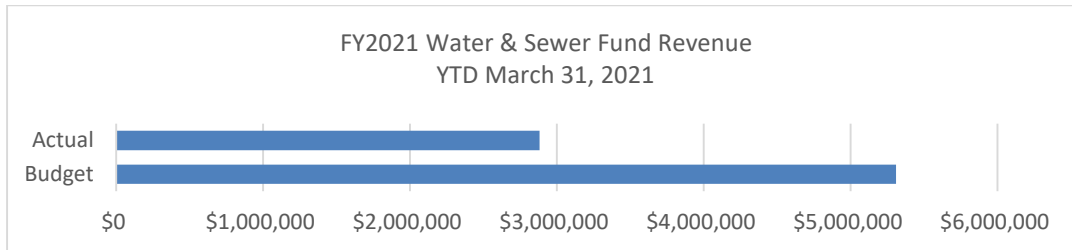
HOTEL/MOTEL TAX FUND

- Tax revenue collections experienced a sharp decline in April 2020 with the onset of the Pandemic. Beginning in September 2020, collections have remained slightly higher than the previous year.



WATER AND SEWER ENTERPRISE FUND

- Water and sewer sales are trending higher than budget estimates. However, impacted by the Pandemic, year-to-date revenue from water sales and sewer charges is 2.3% less than last fiscal year.
- All department expenses are in line with the budget.



SOLID WASTE ENTERPRISE FUND

- Refuse Collection Charges are 9.7% greater than the prior year due to changes in the non-residential fee schedule.
- Expenses are meeting budget expectations.

STORMWATER ENTERPRISE FUND

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

(Prepared for Council and Management by Melody Marlowe 04/23/2021)

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE	% BDGT USED
			03/31/2021 NORMAL (ABNORMAL)	
Fund 100 - GENERAL FUND				
	GENERAL PROPERTY TAXES	1,734,800.00	1,643,135.66	94.72
	GENERAL SALES AND USE TAXES	925,972.00	558,475.89	60.31
	SELECTIVE SALES AND USE TAXES	211,600.00	107,141.78	50.63
	ALCOHOLIC BEVERAGES LICENSES	115,300.00	127,175.00	110.30
	BUSINESS TAXES	497,900.00	553,119.58	111.09
	PENALTIES AND INTEREST	2,700.00	1,159.21	42.93
	PERMITS AND FEES	46,600.00	38,964.64	83.62
	INTERGOVERNMENTAL REVENUE	28,646.00	14,769.30	51.56
	CHARGES FOR SERVICES	558,860.00	298,784.75	53.46
	FINES AND FORFEITURES	131,000.00	120,300.91	91.83
	INVESTMENT INCOME	42,000.00	1,554.53	3.70
	CONTRIBUTIONS AND DONATIONS	0.00	100.00	100.00
	MISCELLANEOUS REVENUE	6,000.00	7,496.81	124.95
	OTHER FINANCING SOURCES	10,000.00	9,000.00	90.00
	OTHER CHARGES FOR SERVICES	15,000.00	15,589.00	103.93
	TRANSFERS IN FROM OTHER FUNDS	11,269.00	5,628.48	49.95
	APPROPRIATED FUND BALANCE	606,480.00	0.00	0.00
	TOTAL REVENUES	4,944,127.00	3,502,395.54	70.84
	LEGISLATIVE	194,312.00	67,669.04	34.82
	EXECUTIVE	241,941.00	120,189.19	49.68
	ELECTIONS	11,940.00	0.00	0.00
	GENERAL ADMINISTRATION	931,050.00	473,123.25	50.82
	MINICIPAL COURT	309,568.00	122,988.69	39.73
	CITY MARSHAL	529,744.00	188,499.14	35.58
	PUBLIC WORKS ADMINISTRATION	145,171.00	40,413.35	27.84
	STREETS	1,145,179.00	540,713.52	47.22
	MAINTENANCE AND SHOP	101,137.00	48,780.42	48.23
	CEMETERY	62,206.00	10,864.96	17.47
	PARKS	50,550.00	32,603.08	64.50
	COMMUNITY DEVELOPMENT	271,952.00	113,346.75	41.68
	NON-DEPARTMENTAL	82,547.00	0.00	0.00
	TRANSFERS OUT TO OTHER FUNDS	866,830.00	433,414.98	50.00
	TOTAL EXPENDITURES	4,944,127.00	2,192,606.37	44.35
Fund 100 - GENERAL FUND:				
	TOTAL REVENUES	4,944,127.00	3,502,395.54	70.84
	TOTAL EXPENDITURES	4,944,127.00	2,192,606.37	44.35
	NET OF REVENUES & EXPENDITURES	0.00	1,309,789.17	100.00

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE		% BDGT USED
			03/31/2021		
			NORMAL (ABNORMAL)		
Fund 230 - DOWNTOWN DEVELOPMENT AUTHORITY					
	DAHLONEGA 2000	800.00	0.00		0.00
	CHARGES FOR SERVICES	200.00	267.80		133.90
	INVESTMENT INCOME	0.00	227.43		100.00
	TRANSFERS IN FROM OTHER FUNDS	284,434.00	142,216.98		50.00
TOTAL REVENUES		285,434.00	142,712.21		50.00
	DDA ADMINISTRATION	195,298.00	54,344.47		27.83
	TOURISM	56,472.00	1,539.47		2.73
	DOWNTOWN DEVELOPMENT	33,664.00	2,345.43		6.97
TOTAL EXPENDITURES		285,434.00	58,229.37		20.40
Fund 230 - DOWNTOWN DEVELOPMENT AUTHORITY:					
TOTAL REVENUES		285,434.00	142,712.21		50.00
TOTAL EXPENDITURES		285,434.00	58,229.37		20.40
NET OF REVENUES & EXPENDITURES		0.00	84,482.84		100.00

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE 03/31/2021 NORMAL (ABNORMAL)	% BDGT USED
Fund 275 - HOTEL/MOTEL TAX FUND				
	HOTEL/MOTEL TAXES	375,646.00	229,518.49	61.10
	INVESTMENT INCOME	0.00	28.16	100.00
	TOTAL REVENUES	375,646.00	229,546.65	61.11
	PURCHASES/CONTRACTED SERVICES	250,000.00	106,249.99	42.50
	TRANSFERS OUT TO OTHER FUNDS	125,646.00	62,822.94	50.00
	TOTAL EXPENDITURES	375,646.00	169,072.93	45.01
Fund 275 - HOTEL/MOTEL TAX FUND:				
	TOTAL REVENUES	375,646.00	229,546.65	61.11
	TOTAL EXPENDITURES	375,646.00	169,072.93	45.01
	NET OF REVENUES & EXPENDITURES	0.00	60,473.72	100.00

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE	% BDGT USED
			03/31/2021 NORMAL (ABNORMAL)	
Fund 505 - WATER AND SEWER ENTERPRISE FUND				
	INVESTMENT INCOME	46,000.00	2,882.81	6.27
	MISCELLANEOUS REVENUE	500.00	2,885.18	577.04
	OTHER FINANCING SOURCES	0.00	8,000.00	100.00
	WATER CHARGES	2,728,000.00	1,515,473.85	55.55
	TAP FEES - WATER	100,000.00	47,925.00	47.93
	SEWER CHARGES	1,855,900.00	1,027,234.40	55.35
	TAP FEES - SEWER	100,000.00	53,775.00	53.78
	OTHER CHARGES FOR SERVICES	107,400.00	37,826.61	35.22
	TRANSFERS IN FROM OTHER FUNDS	371,845.00	185,922.48	50.00
	APPROPRIATED NET ASSETS	1,692,661.00	0.00	0.00
	TOTAL REVENUES	7,002,306.00	2,881,925.33	41.16
	SEWER LIFT STATIONS	224,991.00	103,883.72	46.17
	SEWER TREATMENT PLANT	690,141.00	315,482.05	45.71
	DISTRIBUTION AND COLLECTION	896,670.00	402,714.45	44.91
	WATER SUPPLY	150,561.00	47,970.09	31.86
	WATER TREATMENT PLANT	1,707,682.00	853,505.30	49.98
	CAPITAL OUTLAYS	1,451,954.00	177,731.15	12.24
	INTERFUND CHARGES	67,500.00	33,750.00	50.00
	DEPRECIATION AND AMORTIZATION	1,805,227.00	902,610.00	50.00
	OTHER COSTS	7,580.00	0.00	0.00
	TOTAL EXPENDITURES	7,002,306.00	2,837,646.76	40.52
Fund 505 - WATER AND SEWER ENTERPRISE FUND:				
	TOTAL REVENUES	7,002,306.00	2,881,925.33	41.16
	TOTAL EXPENDITURES	7,002,306.00	2,837,646.76	40.52
	NET OF REVENUES & EXPENDITURES	0.00	44,278.57	100.00

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE	% BDGT USED
			03/31/2021 NORMAL (ABNORMAL)	
Fund 540 - SOLID WASTE ENTERPRISE FUND				
	CHARGES FOR SERVICES	500.00	325.00	65.00
	INVESTMENT INCOME	0.00	205.21	100.00
	OTHER CHARGES FOR SERVICES	6,000.00	4,068.86	67.81
	REFUSE COLLECTION CHARGES	918,900.00	510,265.82	55.53
	APPROPRIATED NET ASSETS	30,657.00	0.00	0.00
	TOTAL REVENUES	956,057.00	514,864.89	53.85
PERSONAL SERVICES AND EMPLOYEE BENEFITS				
	PURCHASES/CONTRACTED SERVICES	525,795.00	243,791.46	46.37
	SUPPLIES	261,994.00	122,990.14	46.94
	CAPITAL OUTLAYS	73,400.00	22,988.91	31.32
	DEPRECIATION AND AMORTIZATION	30,000.00	25,000.00	83.33
	DEBT SERVICE	58,268.00	29,136.00	50.00
	TOTAL EXPENDITURES	6,600.00	1,950.94	29.56
	TOTAL EXPENDITURES	956,057.00	445,857.45	46.64
Fund 540 - SOLID WASTE ENTERPRISE FUND:				
	TOTAL REVENUES	956,057.00	514,864.89	53.85
	TOTAL EXPENDITURES	956,057.00	445,857.45	46.64
	NET OF REVENUES & EXPENDITURES	0.00	69,007.44	100.00

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE	% BDGT USED
			03/31/2021 NORMAL (ABNORMAL)	
Fund 560 - STORMWATER ENTERPRISE FUND				
	INVESTMENT INCOME	0.00	47.42	100.00
	OTHER CHARGES FOR SERVICES	0.00	321.05	100.00
	TRANSFERS IN FROM OTHER FUNDS	844,337.00	422,168.52	50.00
	STORMWATER UTILITY CHARGES	204,818.00	88,907.69	43.41
	TOTAL REVENUES	1,049,155.00	511,444.68	48.75
	PERSONAL SERVICES AND EMPLOYEE BENEFITS	87,631.00	34,738.53	39.64
	PURCHASES/CONTRACTED SERVICES	30,400.00	1,231.92	4.05
	SUPPLIES	29,600.00	0.00	0.00
	CAPITAL OUTLAYS	431,564.00	12,762.50	2.96
	INTERFUND CHARGES	469,960.00	234,979.98	50.00
	TOTAL EXPENDITURES	1,049,155.00	283,712.93	27.04
Fund 560 - STORMWATER ENTERPRISE FUND:				
	TOTAL REVENUES	1,049,155.00	511,444.68	48.75
	TOTAL EXPENDITURES	1,049,155.00	283,712.93	27.04
	NET OF REVENUES & EXPENDITURES	0.00	227,731.75	100.00
	TOTAL REVENUES - ALL FUNDS	14,612,725.00	7,782,889.30	53.26
	TOTAL EXPENDITURES - ALL FUNDS	14,612,725.00	5,987,125.81	40.97
	NET OF REVENUES & EXPENDITURES	0.00	1,795,763.49	100.00



City Council Agenda Memo

DATE: 04/21/2021
TITLE: Park Street Utilities Funding
PRESENTED BY: Vince Hunsinger, Capital Projects Manager

AGENDA ITEM DESCRIPTION:

The FY2021 Five-Year Capital Improvement Program includes a project in years 2023 and 2024 for water main replacement along Park Street totaling \$850,000. In addition, there is a project for sewer main replacement totaling \$1.15m in 2023. Following review of the city's water modeling effort performed by Wiedeman & Singleton (available upon request), staff sees the need for and is working to find mechanisms to accelerate this timeline, in an effort to improve water service in the downtown area. Given the nature of construction, it would prove unwise to undertake either of these separate, but intertwined, projects. At this time, staff requests authority to begin engineering design simultaneous with funding research to determine the best possible method to complete both projects as quickly as possible. Staff's goal is to see engineering and bid documents that would allow the city to make a choice between water upgrades, sewer upgrades or both.

HISTORY/PAST ACTION:

This topic was previously discussed in 2018 with possible funding sources identified at that time. These will be revisited.

FINANCIAL IMPACT:

Impact could vary based on level of construction and available grants. At this time, staff is only seeking funding for initial engineering, permitting and consultant fees, expected to be less than \$60,000. Funding for these types of services is already available in the Water and Sewer Line Replacement budgets.

RECOMMENDATION:

Establish a \$60,000 budget for Park Street Utility Replacement Projects Design provided by an allocation from amount budgeted for W/S Line Replacements.

SUGGESTED MOTIONS:

"...motion to approve the transfer of funds as described above for the purpose of engineering, permitting and consultant fees."

ATTACHMENTS:

None



CITY COUNCIL AGENDA REPORT

DATE: April 26, 2021
TITLE: Wimpy Mill Sidewalk Extension
PRESENTED BY: Vince Hunsinger, Capital Projects Manager

AGENDA ITEM DESCRIPTION:

This item includes staff's recommendation for a vendor to complete the Wimpy Mill Sidewalk Extension from its current terminus at Golden Hill Apartments to the existing bridge near Wimpy Mill Picnic Area.

HISTORY/PAST ACTION:

None on this particular section of sidewalk. However, in previous discussions regarding the Wimpy Mill corridor, staff and council have agreed on the need for this link to the Picnic Area and it is a budgeted item.

FINANCIAL IMPACT:

The available budget for the project is \$113,565.00, including \$55,510 in project budget 335.0000.54.1400.21102 (TSPLOST).

Bids were solicited and opened on April 5, 2021 and resulted in a low bid of \$110,260 from Sol Construction. This was in line with the City's estimate. An Invitation to Bid resulted in four bids ranging from \$110,260 - \$134,896.

RECOMMENDATION:

Staff recommends the following:

- Award of referenced project Sol Construction in the amount of \$110,260. In addition, staff would like to request authorization of an additional contingency of \$3,305, necessary due to the nature of the Unit Cost method of contracting for these types of projects.
 - Reallocation from the LMIG Off System Safety budget to the Wimpy Mill Sidewalk budget of \$30,000 from general fund line item 340.0000.54.1400.20202.
 - Reallocation from the Sidewalk/Crosswalk budget to the Wimpy Mill Sidewalk budget of \$28,055 from general fund line item 390.0000.54.1400.10192.
-

SUGGESTED MOTIONS:

"...motion to approve award of the Wimpy Mill Sidewalk Extension Project to Sol Construction in the amount of \$110,260 plus necessary contingencies at staff discretion and budget reallocations as

described above.”

ATTACHMENTS:

Bid Tabulation for Project.

CITY OF DAHLONEGA
 BID OPENING
 Monday, April 5, 2021

SIDEWALK EXTENSION ON WIMPY MILL ROAD
 PROJECT #2021-003

Contractor	Attachments											Price
	A	B	C	D	E	F	G	H	Ins	Bond		
Mid Atlantic Renovations	/	/	/	/	/	/	/	/	/	/	/	134,896
Sol Construction	/	/	/	/	/	/	/	/	/	/	/	110,260
Wimpy Conduit	/	/	/	/	/	/	/	/	/	/	/	117,511
Jerry Townley Concrete	/	/	/	/	/	/	/	/	/	/	/	122,217.50

Opened By: _____
 Attendees: Brittany In