



CITY OF DAHLONEGA

Council Meeting- Amended Agenda

October 04, 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

APPROVAL OF AGENDA

PRAYER / PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

PUBLIC COMMENT – PLEASE LIMIT TO THREE MINUTES

APPROVAL OF MINUTES - Danna Foster, Assistant City Clerk

- [a.](#) Board of Zoning Appeals Minutes - September 20, 2021
- [b.](#) Public Hearing Agenda Minutes - September 20, 2021
- [c.](#) Work Session Minutes - September 20, 2021
- [d.](#) Special Called Meeting Minutes - September 20, 2021

APPOINTMENT/RECOGNITION

- [1.](#) Appointment Main Street / Downtown Development Authority - Wendy Huguley

ORDINANCE AND RESOLUTION:

- [2.](#) Ordinance 2021-12: Summit PUD Phase 2 with Conditions
Doug Parks, City Attorney

ANNOUNCEMENT/CITY REPORTS:

- [3.](#) August 2021 - Financial Report
Allison Martin, Finance Director

OLD BUSINESS:

- [4.](#) Head House Update- Bill Schmid, City 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
BOARD OF ZONING APPEALS MINUTES
MONDAY, SEPTEMBER 20, 2021, AT 4:00 PM
CITY HALL - MAYOR MCCULLOUGH COUNCIL CHAMBER

In compliance with the Americans with Disabilities Act, those requiring accommodation for Board of Zoning Appeals meetings, please contact Mary Csukas, City Clerk.

PRESENT

Mayor Sam Norton
Councilmember Roman Gaddis
Councilmember Ron Larson
Councilmember Johnny Ariemma
Councilmember Joel Cordle

Call to Order

Mayor Norton called the meeting to order at 5:23 pm and requested City Attorney Doug Parks to conduct the hearing.

New Business

1. BZA-21-7 - Staff Report, Bill Schmid, City Manager
The Council tabled this item as the applicant was not present.
Motion made by Councilmember Gaddis, Seconded by Councilmember Larson.
Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle
2. BZA 21-9 Rhett Stringer, Jameson Kinley, Planning and Zoning Administrator
The Council tabled this item as the applicant was not present.
Motion made by Councilmember Larson, Seconded by Councilmember Cordle.
Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle
3. BZA 21-10 Highland Development, Jameson Kinley, Planning and Zoning Administrator
Administrator Kinley explained the applicant was here and withdrew their application as they needed to complete the Annexation of the remainder of the property.
Upon the recommendation of the City Attorney, Mayor Norton suggested a motion to table this item.
Motion made by Councilmember Larson, Seconded by Councilmember Cordle.
Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

Adjournment

Mayor Norton adjourned the meeting at 5:30 pm.
Motion made by Councilmember Larson, Seconded by Councilmember Cordle.

Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma,
Councilmember Cordle



CITY OF DAHLONEGA
City Council Public Hearing Minutes
September 20, 2021 4:00 PM
Gary McCullough Chambers, Dahlonega City Hall

PRESENT

Mayor Sam Norton
Councilmember Roman Gaddis
Councilmember Ron Larson
Councilmember Johnny Ariemma
Councilmember Joel Cordle

CALL TO ORDER

Mayor Norton called the meeting to order at 4:05 pm
Mayor Norton called for City Attorney Parks to lead the Hearing.

NEW BUSINESS:

Public Hearing:

1. REZN-21-1 Resurgens Capital Advisors LLC - Jameson Kinley, Planning and Zoning Administrator

City Attorney Parks called for James Kinley, Planning and Zoning Administrator, to present the applicant's plan.

The applicant wants to submit a site plan amendment for the PUD, The Summit, to develop a 21.75-acre tract called Phase 2. Planning Commission recommended approval with stipulations in the staff report.

Stipulation 1- density limited to 2.8 units per acre proposed in this site plan.

Stipulation 2- heated square feet to an average minimum of 1700 square feet to be more compatible with what is already existing within this development

Stipulation 3- Provide and use architectural styles like the existing residences in the development. These should be subject to the approval of the Planning and Zoning Administrator before issuance of the first building permit.

Mayor Norton asked if it would be appropriate to add a stipulation regarding Short Term Rentals and indicated Council would not act tonight on this item.

City Attorney Parks called for a representative of Resurgens to present to Council.

Andrew Gilecky and Thad Higgins approached the podium. Mr. Gilecky spoke about the multiple meetings they have had with the community members and their concerns.

Mr. Gilecky has communicated with District 1, Department of Transportation, regarding the situation with the traffic. They have raised concerns about the disturbance of the land during the construction process. They responded the existing plans are adequate with minor upgrades. Mr. Gilecky plans to incorporate similar covenants and conditions as the Summit, knowing it is a growing document. The intent is a Simple Fee Community, attached and detached homes, with the Short-Term Rentals as a liberty of the homeowner and incorporate existing nature trails with new trails.

City Attorney Parks asked for anyone else wishing to speak on behalf of this application. Mr. Danny Otter represented the Anderson Property with concerns. When the property was developed in 2005, there was a hotel/motel Conference Center plan, what are the plans now. We chose Mr. Gilecky and his team that are compatible with what is there; we request you give approval.

Mr. Gilecky indicated there are policies we can put in place to limit the Short-Term Rental impact that coincide with City of Dahlonga code requirement for a Short-Term Rental application. Mr. Higgins understands short-term rentals can be a challenge.

City Attorney Parks invited anyone wishing to speak in opposition.

Mr. Bill Rath, President of The Summit Condominium Association, presented a slide show indicating they are not opposed to development; they have concerns with what is offered. There are four issues, Short-Term Rentals, traffic, building setbacks, and building heights.

Multiple additional owners spoke in agreement with the needs of the current Summit owners. Other documents were received from community members, mainly email correspondence sent to Council.

City Attorney Parks offered the developer a little more time to equalize the amount of time each side spoke.

Mr. Higgins responded the dialogue was great, and it is encouraging to know people care. We recognize the city ordinance in place for this purpose and can police within the ordinance. Traffic is a concern for everyone. We are willing to move forward with this project as you see fit. Site design was discussed to ensure the facts of the setbacks, sidewalks, traffic concerns were accurate.

City Attorney Parks called for questions from the Council. Mayor Norton offered the opportunity for Council to express themselves.

Councilmember Cordle thanked those who spoke for their significant input and for taking the time to express their concerns. He also asked City Attorney parks if a traffic study was within the parameters to mandate. Councilmember Larson also added it was nice to see everyone participating.

ADJOURNMENT

Mayor Norton called for Adjournment at 5:18 pm.

Motion made by Councilmember Gaddis, Seconded by Councilmember Cordle.

Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle



CITY OF DAHLONEGA

Council Work Session Minutes

September 20, 2021 4:00 PM

Gary McCullough Council Chambers, Dahlonega City Hall

PRESENT

Mayor Sam Norton

Councilmember Roman Gaddis

Councilmember Ron Larson

Councilmember Johnny Ariemma

Councilmember Joel Cordle

OPEN MEETING

Mayor Norton opened the meeting at 5:32 pm

BOARDS & COMMITTEES:

1. Cemetery Committee—August 2021, Chris Worick, Committee Chairman

Presented by Mark Buchanan

- Memorial Park Columbarium dedication completed
- UNG students will be supporting the monument marker for the unmarked graves
- City Cemeteries will be closing at 6 pm

2. Main Street – August 2021, Ariel Alexander, Main Street/DDA Staff

- Downtown Business Survey report, only 18 responses
- Developing Downtown Dahlonega business package and resources for new businesses

Mayor Norton commended that the Main Street/Downtown Development Program has 24 action items on its calendar in 2 months. Our Main St/DDA does such a good job.

Mayor Norton called to introduce the new City Marshal, George Albert.

3. Introduction of City Marshal- Sam Norton, Mayor

Mr. Albert addressed the Council and is excited to bring excellent customer service to the community he loves; he appreciates the challenge. The official start date is October 24, 2021. Welcome and congrats from the City Council. A press release to the Nugget has been requested to announce the appointment.

TOURISM: Sam McDuffie, Tourism Director

1. Tourism Report August 2021

- www.dahlonega.org website has had 1.3 M page views in less than a year. There have been 105,000 visitors a year to date.

DEPARTMENT REPORTS:

1. Community Development – August 2021, Jameson Kinley, Planning and Zoning Administrator
 - Vickery Development project on hold, in developer's hands.
 - Administrator Kinley's mission is to keep the CityCity easy to work with for applicants and staff.
2. Finance and Administration Department – August 2021, Allison Martin, Finance Director
 - 50 new customers for e-bill allowing for ACH payments
 - Draft Personnel policy for review to City Manager
3. Public Works—August 2021, Mark Buchanan, PW Director/City Engineer
 - Staffing concerns with the pandemic. Gravedigging and trash are a priority. GDOT has reached out to discuss the Yahoola bridge on GA 60 about replacing that, which will require full closure on GA 60 for up to a year. Responses due to October 13.
 - Mayor Norton addressed a standing water issue on GA Hwy 60 coming into Dahlonega.
 - The UNG sidewalk design is completed; This project should be done by Spring.
 - The installation of meters on Meaders is this October.
4. Water & Wastewater Treatment Department Report August 2021, John Jarrard, Water/Wastewater Treatment Director
 - Cross Connection has arrived. We are working jointly with other departments.
 - The pipe at the Chevron and BBQ was a troublesome leak and is repaired.

ITEMS FOR DISCUSSION:

1. 2021 Off Systems Safety, Vince Hunsinger, Capital Projects Manager presented by Mark Buchanan
 - Off System Striping low bid was \$52k; we must spend \$67 ft to take advantage of the GDOT grant. I would like to see the total amount budgeted.

City Clerk Mary Csukas questioned if this item should be added to the Special Called Meeting tonight for a vote. Director Buchanan motioned the project at the Special Called meeting up to the entire budgeted amount.

The Council was encouraged by the additional safety this striping would bring to the sidewalks.

2. 2022 Employee Benefits Program, Allison Martin, Finance Director
Matt Bidwell, MSI Benefits Group, Inc.
 - Initial renewal of Employee Benefits was at a 9% renewal. No other organizations were willing to bid to ensure the workforce. GMA made changes to the coverage; raised deductibles and emergency room out of pocket. We request a slight increase in out-of-pocket and freeze employee contribution. Request employee contribution to freeze the contribution this year and incremental increase to offset the rise. GMA needs the information back ASAP as Open Enrollment is in October.
 - Mayor Norton discussed the benefits of being a GIRMA member and reminded Council that GMA would absorb a lot of this cost. Councilmember Ariemma concurred.

- Councilmember Larson reminded the Council of previously desired direction of the employee benefits program to go to less percentage paid by the City and asked for support from other Councilmembers to move this way.
- In response to Councilmember Larson, Mayor Norton, Councilmember Gaddis, and Councilmember Cordle indicated they agreed with the staff recommendation.

3. DDA Input - 147 N Park Street, Bill Schmid, City Manager

Ariel Alexander presented in City Manager Schmid's absence.

- The Main Street/ DDA Board response for the 147 Park Street project provided a generic list of reasonable projects they would be willing to support.
- Council agreed their response provided a good list of criteria preproposals.
- Council discussed the need for parking and residential housing as being a priority.
- Council discussed two representatives from the UNG College as possible applicants for a vacancy on the DDA/Main Street Board.

ADJOURNMENT

Mayor Norton called to adjourn and reconvene the Special Called Meeting at 6:22 pm.

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

Voting Yea: Council Member Gaddis, Council Member Larson, Council Member Ariemma, Council Member Cordle



CITY OF DAHLONEGA
City Council Special Called Meeting Minutes
September 20, 2021 4:00 PM
Gary McCullough Chambers, Dahlonega City Hall

PRESENT

Mayor Sam Norton
Councilmember Roman Gaddis
Councilmember Ron Larson
Councilmember Johnny Ariemma
Councilmember Joel Cordle

CALL TO ORDER AND WELCOME

Mayor Norton called the meeting to order at 5:31 pm and immediately asked for a motion to suspend the meeting to go to the Work Session.

Motion made by Councilmember Gaddis, Seconded by Councilmember Cordle.
Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma,
Councilmember Cordle

Mayor Norton called to adjourn the Work Session and reconvene the Special Called Meeting at 6:22pm

Motion made by Councilmember Gaddis, Seconded by Councilmember Cordle.
Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma,
Councilmember Cordle

APPROVAL OF AGENDA

Mayor Norton called for a motion to amend the agenda adding 2 items.

- #4 Public Safety 2021 Off System Safety
- #5- Mayor Pro Tempore appointment

Motion made by Councilmember Gaddis, Seconded by Councilmember Ariemma.
Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma,
Councilmember Cordle

NEW BUSINESS

1. 2022 Employee Benefits Program, Allison Martin, Finance Director and Matt Bidwell, MSI Benefits Group, Inc.

Mayor Norton called for possible motion to accept the staff recommendation for the Employee Benefits recommendation.

Motion made by Councilmember Cordle, Seconded by Councilmember Gaddis.
Voting Yea: Councilmember Gaddis, Councilmember Ariemma, Councilmember Cordle
Voting Nay: Councilmember Larson

2. Proclamation - Official 2021 City of Dahlonega / Lumpkin County Collectors Ornament
A signed joint proclamation to support the CHP Collectors Ornament.
Mayor Norton called for the will of the Council.
Motion made by Councilmember Larson, Seconded by Councilmember Gaddis.
Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

3. Proclamation - Matthew Garner Chair of Lumpkin County Chamber of Commerce and Visitors Bureau Board of Directors for 2020-2021
Joint proclamation in appreciation for the service of Matthew Garner
Mayor Norton asked for the motion from the Council.
Motion made by Councilmember Gaddis to approve, Seconded by Councilmember Cordle.
Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

4. 2021 Off Systems Safety, Mark Buchanan for Vince Hunsinger, Capital Projects Manager
A recommendation for the 2021 Off Systems Safety Striping at full proposed budget.
Mayor Norton called for the Council's approval.
Motion made by Councilmember Gaddis to approve, Seconded by Councilmember Larson.
Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

5. Mayor ProTempre, Sam Norton, Mayor
A recommendation for Joel Cordle as Mayor Pro Tempore for the remainder of this term.
Mayor Norton called for the Council's approval
Motion made by Councilmember Gaddis to approve, Seconded by Councilmember Ariemma. Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma

COMMENTS – PLEASE LIMIT TO THREE MINUTES

Clerk Comments - none

City Manager Comments- Director Martin spoke on behalf of City Manager Schmid welcoming City Marshal Albert on our team.

Director Martin informed Council of the need for exceptions to PTO time based on the dedication of employees changing vacations to accommodate the needs of the city, to allow extension of PTO through this calendar year.

Director Martin stated that because of the pandemic there is a need for the proposed policy modeled after both Federal and County policies allowing staff to donate leave time to those who may need it through this calendar year.

City Attorney Comments - none

City Council Commented on the need for COVID safety as community members have become ill and concerns for those that we know. Using masks and immunizing helps slow the spread.

Mayor Comments- Reminded Council of donations needed for the City's Christmas Party to purchase gifts for the children.

ADJOURNMENT

Mayor Norton made a motion to adjourn the meeting at 6:25 pm.

Motion made by Councilmember Gaddis, Seconded by Councilmember Larson.

Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma,
Councilmember Cordle

The City Council of Dahlonega believes citizen input and specialized skills are valuable assets to the community. All City Residents should consider becoming involved in their City by service on Board or Commission. Applications are accepted throughout the year. Please complete the following and submit it with a resume to mcsukas@dahlonega.gov, by fax to 706-864-4837 or by mail to 465 Riley Road, Dahlonega, GA 30533. Thank you for your interest in serving.

Name:	Wendi Huguley
Address:	599 Emory Stephens Road (temporary until house finished at 511 High Shoals)
Phone:	706-300-0025
Email:	wendi.huguley@ung.edu
Place of Employment:	University of North Georgia
Occupation	Director of Alumni Relations and Annual Giving
Length of Residence	10 years in Lumpkin County

Board or Commission for which you would like to be considered.

Please note, each of these have different requirements for service, which will be reviewed against your application, training, and work experience.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Main Street / Downtown Development | <input type="checkbox"/> Cemetery Committee |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> Tourism Committee |
| <input type="checkbox"/> Planning Commission | <input type="checkbox"/> Tree Committee |
| <input type="checkbox"/> Dahlonega Housing Authority Board | <input type="checkbox"/> General Volunteer |

Interest & Experience

Why are you interested in serving?
Have a passion for community and workforce development;
Understand the town/gown relations from both university and town perspectives
Would like to give back to the community in which I am raising my son
What specialized training or experience do you have that would of benefit one of the Boards or Commissions:
Auburn University Economic Development Institute 2004 (80 hour course)
US Chamber of Commerce Certified Chamber of Commerce Executive (CCE) 2005
Seven years as Opelika Chamber of Commerce executive director; Opelika Chamber was US Chamber of Commerce 5 star accredited chamber

Professional or Personal References:

Name	Telephone Number
UNG VP Jeff Tarnowski, Supervisor	706.864.1544
Roman Gaddis	706.300.6555
Amy Thrailkill	904.536.6377

If you are a general volunteer for events, festivals, etc. you may be asked to sign a waiver of liability.

If you are appointed to a City of Dahlonega Board or Commission, you may be required to file a Statement of Economic Interests with the City as a condition prior to your appointment. This filing identifies any financial interests you may have with the City of Dahlonega only and if any conflict of interest may exist.

Volunteering for service on a Board or Commission does not guarantee your eventual appointment. Applications on file will be reviewed when vacancies occur, from which the Mayor may review candidates, but the Mayor may, as well, recommend appointments of non-applicants he/she chooses that indicate desirable qualifications and willingness to serve.

Terms & Conditions

I hereby attest that all statements and information provided in this application are true to the best of my knowledge. I understand that I may be interviewed prior to consideration for recommendation by the Mayor, subject to approval by the Council. I hereby agree that if appointed to serve as a member of a City of Dahlonega Board or Commission, I will spend my time, skills, and energy on the mission of the body to which I am appointed including preparation for and attendance at meetings to remain a member in good standing. Furthermore, I agree that, if appointed, my term will be governed by the By-Laws and/or Rules of Procedure of the entity to which I am appointed.

Applicant's Name: Wendi Huguley (Routhier is legal last name, but go by Huguley)

Applicant's Signature: Wendi Huguley	Date: 9.20.2021
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Ordinances and Resolutions

DATE: 09/28/2021
TITLE: Ordinance 2021-12: Summit PUD Phase 2 with Conditions
PRESENTED BY: Doug Parks, City Attorney

AGENDA ITEM DESCRIPTION:

This is an Ordinance to include more detailed commercial/residential uses on the +/-21 acres northern portion of the PUD known as the Summit. The updated site plan approved by this Ordinance consists of a 61 unit addition. This Phase 2 of the PUD will be broken into 3 subphases. Phase 2a will be developed as 7 single family detached homes. Phase 2b will be 18 single family detached homes and 20 attached townhomes. Phase 2c is reserved for future residential or commercial lots. Additionally, the plan shall be further subject to and conform to the additional conditions set forth in this Ordinance.

HISTORY/PAST ACTION:

None.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Approval.

SUGGESTED MOTIONS:

Motion to approve.

ATTACHMENTS:

Ordinance 2021-12

**CITY OF DAHLONEGA
ORDINANCE 2021-12**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF DAHLONEGA, GEORGIA, BY AMENDING THE ORIGINAL PUD SITE PLAN ON A PARCEL OF LAND COLLECTIVELY CONSISTING OF +/- 21.75 ACRES, MORE OR LESS, LYING WITHIN THE TAX PARCEL 077 249. SAID PARCEL OF LAND IS LOCATED IN LAND LOT 1077 OF THE 12th DISTRICT, 1ST SECTION, CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA RECORDS AS MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR MILSON GROUP, LLC BY WILLIAM H. COLLINS, GEORGIA REGISTERED SURVEYOR, DATED MARCH 5, 2008.

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

SECTION I.

That from and after the passage of this Ordinance the existing PUD site plan shall be amended as to lands described in the Legal Description incorporated into this Ordinance to include more detailed commercial/residential uses on the +/-21 acres northern portion of the PUD known as the Summit. The updated site plan approved by this Ordinance consists of a 61 unit addition. This "Phase 2" of the PUD will be broken into three subphases. Phase 2a will be developed as 7 single family detached homes. Phase 2b will be 18 single family detached homes and 20 attached townhomes. Phase 2c is reserved for "future" residential or commercial lots. Additionally, the described plan shall further be subject to and conform to the additional conditions set forth herein which are as follows:

1. The residential Phase 2 density shall be limited to 2.8 units per acre which is proposed on the site plan.
2. The heated square footage of residential structures constructed shall be a minimum of 1700 square feet in order to be more compatible with the existing development.
3. Architectural styles of new construction shall conform substantially to the existing architectural styles in the Summit PUD. The front elevations of all dwellings will consist of a mixture of masonry and fiber cement siding or shake. A minimum 18" masonry water table on the front elevations is required. The remaining balance of each home's side and rear elevations are to be fiber cement siding. Vinyl siding will not be allowed, however vinyl architectural features such as cornices, soffits, windows, columns, etc. are allowed. Architectural shingles or metal roof materials are to be utilized. Final design and approval of the elevations is subject to the approval of the Planning and Zoning Administrator prior to issuance of the building permit.
4. Short Term Rentals, as defined in the Code of the City of Dahlonega, are prohibited in this development.
5. The applicant shall obtain any required DOT approvals before building permits shall be granted.
6. The minimum building setback requirements in this development are twenty (20) feet from the front, five (5) from the side, and thirty (30) feet from the rears.
7. The maximum building height in this development is limited to thirty-five (35) feet above grade.
8. Phase 2c approval is conceptual only and will require final council review and approval before permitting development.
9. Curb cuts will be limited to seven. This includes the lots in Phase 2a and Ridge View Drive.
10. All internal roads in this development are to be Private.
11. Any additional phases noted on the site plan are not part of this application.

LEGAL DESCRIPTION

TRACT THREE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1077, 12TH DISTRICT, LUMPKIN COUNTY, GEORGIA, CONTAINING 21.745 ACRES AS SHOWN ON A SURVEY FOR MILSON GROUP, LLC, DATED MARCH 5, 2008 PREPARED BY WILLIAM H. COLLINS, GEORGIA REGISTERED LAND SURVEYOR, AND RECORDED IN PLAT CABINET 1, SLIDE 176, PLAT 106, OF LUMPKIN COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN LOCATED AT THE COMER COMMON TO LAND LOTS 1059, 1076, 1077 AND 1058; THENCE RUN ALONG THE LAND JOT LINE COMMON TO LAND LOTS 1076 AND 1077 NORTH 86 DEGREES 50 MINUTES 03 SECONDS EAST 1302.50 FEET TO AN IRON PIN LOCATED AT THE CORNER COMMON TO LAND LOTS 1076, 1109, 1108, AND 1077; RUN THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 1108 AND 1077 SOUTH 01 DEGREES 35 MINUTES 18 SECONDS EAST 796.27 FEET TO AN IRON PIN; THENCE LEAVING SAID LAND LOT LINE SOUTH 80 DEGREES 41 MINUTES 16 SECONDS WEST 520.49 FEET TO AN IRON PIN; THENCE RUN SOUTH 07 DEGREES 00 MINUTES 05 SECONDS EAST 62.52 FEET TO AN IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY OF SUMMIT DRIVE (RIGHT OF WAY VARIES); THENCE RUN ALONG SAID RIGHT OF WAY THE FOLLOWING CHORD BEARINGS AND DISTANCE: A CURVE HAVING AN ARC DISTANCE OF 123.87 FEET, A RADIUS OF 147.00 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 61 DEGREES 48 MINUTES 21 SECONDS WEST 120.24 FEET TO A POINT; THENCE RUN NORTH 85 DEGREES 56 MINUTES 47 SECONDS WEST 52.63 FEET TO A POINT; THENCE RUN SOUTH 04 DEGREES 08 MINUTES 40 SECONDS WEST 2.00 FEET TO A POINT; THENCE IRON NORTH 85 DEGREES 51 MINUTES 20 SECONDS WEST 113.65 FEET TO A POINT; THENCE RUN A CURVE HAVING AN ARC DISTANCE OF 112.92 FEET, A RADIUS OF 275.00 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 74 DEGREES 05 MINUTES 31 SECONDS WEST 112.13 FEET TO A POINT; THENCE RUN A CURVE HAVING AN ARC DISTANCE OF 122.03 FEET, A RADIUS OF 275.00 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 49 DEGREES 37 MINUTES 00 SECONDS WEST 121.03 FEET TO A POINT; THENCE RUN NORTH 36 DEGREES 54 MINUTES 17 SECONDS WEST 151.61 FEET TO A POINT; THENCE RUN A CURVE HAVING AN ARC DISTANCE OF 70.86 FEET, A RADIUS OF 425.00 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 32 DEGREES 07 MINUTES 42 SECONDS WEST 70.78 FEET TO A POINT; THENCE RUN NORTH 27 DEGREES 21 MINUTES 07 SECONDS WEST 348.15 FEET TO A POINT; THENCE RUN A CURVE HAVING AN ARC DISTANCE OF 95.92 FEET, A RADIUS OF 375 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 34 DEGREES 40 MINUTES 46 SECONDS WEST 95.66 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY RUN NORTH 00 DEGREES 41 MINUTES 11 SECONDS WEST 125.36 FEET TO THE TRUE POINT OF BEGINNING.

SECTION II.

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

SECTION III.

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

SECTION IV.

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

APPROVED THIS ____ DAY OF _____, 2021 BY THE MAYOR AND COUNCIL OF THE CITY OF DAHLONEGA, GEORGIA.

Sam Norton, Mayor

Attest:

Mary Csukas, City Clerk

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE 08/31/2021 NORMAL (ABNORMAL)	% BDGT USED
Fund 100 - GENERAL FUND				
	GENERAL PROPERTY TAXES	1,734,800.00	1,782,824.59	102.77
	GENERAL SALES AND USE TAXES	937,972.00	1,087,254.89	115.92
	SELECTIVE SALES AND USE TAXES	211,600.00	209,884.49	99.19
	ALCOHOLIC BEVERAGES LICENSES	115,300.00	130,475.00	113.16
	BUSINESS TAXES	497,900.00	572,222.08	114.93
	PENALTIES AND INTEREST	2,700.00	2,456.17	90.97
	PERMITS AND FEES	46,600.00	68,775.00	147.59
	INTERGOVERNMENTAL REVENUE	28,646.00	24,092.46	84.10
	CHARGES FOR SERVICES	558,860.00	541,755.95	96.94
	FINES AND FORFEITURES	131,000.00	225,643.64	172.25
	INVESTMENT INCOME	42,000.00	2,447.48	5.83
	CONTRIBUTIONS AND DONATIONS	0.00	100.00	100.00
	MISCELLANEOUS REVENUE	6,000.00	17,138.47	285.64
	OTHER FINANCING SOURCES	10,000.00	41,990.00	419.90
	OTHER CHARGES FOR SERVICES	15,000.00	15,589.00	103.93
	TRANSFERS IN FROM OTHER FUNDS	33,855.00	32,915.33	97.22
	APPROPRIATED FUND BALANCE	1,308,475.00	0.00	0.00
TOTAL REVENUES		5,680,708.00	4,755,564.55	83.71
	LEGISLATIVE	206,312.00	149,598.05	72.51
	EXECUTIVE	241,941.00	226,635.63	93.67
	ELECTIONS	11,940.00	0.00	0.00
	GENERAL ADMINISTRATION	953,636.00	847,691.48	88.89
	MUNICIPAL COURT	309,568.00	266,772.34	86.18
	CITY MARSHAL	529,744.00	403,448.63	76.16
	PUBLIC WORKS ADMINISTRATION	145,171.00	98,867.99	68.10
	STREETS	1,145,179.00	983,105.43	85.85
	MAINTENANCE AND SHOP	104,463.00	87,301.31	83.57
	CEMETERY	62,206.00	24,064.79	38.69
	PARKS	54,545.00	43,954.86	80.58
	COMMUNITY DEVELOPMENT	272,782.00	202,417.69	74.20
	NON-DEPARTMENTAL	72,391.00	0.00	0.00
	TRANSFERS OUT TO OTHER FUNDS	1,570,830.00	1,498,593.33	95.40
TOTAL EXPENDITURES		5,680,708.00	4,832,451.53	85.07
Fund 100 - GENERAL FUND:				
	TOTAL REVENUES	5,680,708.00	4,755,564.55	83.71
	TOTAL EXPENDITURES	5,680,708.00	4,832,451.53	85.07
	NET OF REVENUES & EXPENDITURES	0.00	(76,886.98)	100.00

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE 08/31/2021 NORMAL (ABNORMAL)	% BDGT USED
Fund 230 - DOWNTOWN DEVELOPMENT AUTHORITY				
	DAHLONEGA 2000	800.00	0.00	0.00
	CHARGES FOR SERVICES	200.00	496.37	248.19
	INVESTMENT INCOME	0.00	440.31	100.00
	MISCELLANEOUS REVENUE	0.00	557.30	100.00
	TRANSFERS IN FROM OTHER FUNDS	284,434.00	260,731.18	91.67
	TOTAL REVENUES	<u>285,434.00</u>	<u>262,225.16</u>	<u>91.87</u>
	DDA ADMINISTRATION	195,298.00	111,433.74	57.06
	TOURISM	56,472.00	7,031.47	12.45
	DOWNTOWN DEVELOPMENT	33,664.00	28,934.27	85.95
	TOTAL EXPENDITURES	<u>285,434.00</u>	<u>147,399.48</u>	<u>51.64</u>
Fund 230 - DOWNTOWN DEVELOPMENT AUTHORITY:				
	TOTAL REVENUES	285,434.00	262,225.16	91.87
	TOTAL EXPENDITURES	<u>285,434.00</u>	<u>147,399.48</u>	<u>51.64</u>
	NET OF REVENUES & EXPENDITURES	0.00	114,825.68	100.00

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE 08/31/2021 NORMAL (ABNORMAL)	% BDGT USED
Fund 275 - HOTEL/MOTEL TAX FUND				
	HOTEL/MOTEL TAXES	375,646.00	462,205.83	123.04
	INVESTMENT INCOME	0.00	66.03	100.00
	TOTAL REVENUES	<u>375,646.00</u>	<u>462,271.86</u>	<u>123.06</u>
	PURCHASES/CONTRACTED SERVICES	250,000.00	237,499.99	95.00
	TRANSFERS OUT TO OTHER FUNDS	125,646.00	115,176.29	91.67
	TOTAL EXPENDITURES	<u>375,646.00</u>	<u>352,676.28</u>	<u>93.89</u>
Fund 275 - HOTEL/MOTEL TAX FUND:				
	TOTAL REVENUES	375,646.00	462,271.86	123.06
	TOTAL EXPENDITURES	<u>375,646.00</u>	<u>352,676.28</u>	<u>93.89</u>
	NET OF REVENUES & EXPENDITURES	0.00	109,595.58	100.00

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE 08/31/2021 NORMAL (ABNORMAL)	% BDGT USED
Fund 505 - WATER AND SEWER ENTERPRISE FUND				
	INTERGOVERNMENTAL REVENUE	0.00	14,021.54	100.00
	INVESTMENT INCOME	46,000.00	5,608.80	12.19
	MISCELLANEOUS REVENUE	500.00	4,977.49	995.50
	OTHER FINANCING SOURCES	0.00	13,265.00	100.00
	WATER CHARGES	2,748,000.00	2,738,489.05	99.65
	TAP FEES - WATER	100,000.00	182,718.40	182.72
	SEWER CHARGES	1,875,900.00	1,891,681.23	100.84
	TAP FEES - SEWER	100,000.00	186,752.00	186.75
	OTHER CHARGES FOR SERVICES	107,400.00	61,245.80	57.03
	TRANSFERS IN FROM OTHER FUNDS	371,845.00	340,858.33	91.67
	APPROPRIATED NET ASSETS	1,602,661.00	0.00	0.00
	TOTAL REVENUES	6,952,306.00	5,439,617.64	78.24
	SEWER LIFT STATIONS	224,991.00	177,846.39	79.05
	SEWER TREATMENT PLANT	690,141.00	619,839.63	89.81
	DISTRIBUTION AND COLLECTION	896,670.00	777,909.51	86.76
	WATER SUPPLY	150,561.00	118,253.19	78.54
	WATER TREATMENT PLANT	1,747,682.00	1,560,170.26	89.27
	CAPITAL OUTLAYS	1,361,954.00	297,155.93	21.82
	INTERFUND CHARGES	67,500.00	61,875.00	91.67
	DEPRECIATION AND AMORTIZATION	1,805,227.00	1,654,785.00	91.67
	OTHER COSTS	7,580.00	0.00	0.00
	TOTAL EXPENDITURES	6,952,306.00	5,267,834.91	75.77
Fund 505 - WATER AND SEWER ENTERPRISE FUND:				
	TOTAL REVENUES	6,952,306.00	5,439,617.64	78.24
	TOTAL EXPENDITURES	6,952,306.00	5,267,834.91	75.77
	NET OF REVENUES & EXPENDITURES	0.00	171,782.73	100.00

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE 08/31/2021 NORMAL (ABNORMAL)	% BDGT USED
Fund 540 - SOLID WASTE ENTERPRISE FUND				
	CHARGES FOR SERVICES	500.00	875.00	175.00
	INVESTMENT INCOME	0.00	408.81	100.00
	MISCELLANEOUS REVENUE	0.00	1,676.75	100.00
	OTHER FINANCING SOURCES	0.00	28,901.00	100.00
	OTHER CHARGES FOR SERVICES	6,000.00	6,368.78	106.15
	REFUSE COLLECTION CHARGES	918,900.00	947,275.16	103.09
	APPROPRIATED NET ASSETS	30,657.00	0.00	0.00
	TOTAL REVENUES	956,057.00	985,505.50	103.08
	PERSONAL SERVICES AND EMPLOYEE BENEFITS	525,795.00	436,710.40	83.06
	PURCHASES/CONTRACTED SERVICES	261,994.00	244,690.71	93.40
	SUPPLIES	73,400.00	52,584.27	71.64
	CAPITAL OUTLAYS	30,000.00	26,963.90	89.88
	DEPRECIATION AND AMORTIZATION	58,268.00	53,416.00	91.67
	DEBT SERVICE	6,600.00	3,330.68	50.46
	TOTAL EXPENDITURES	956,057.00	817,695.96	85.53
	Fund 540 - SOLID WASTE ENTERPRISE FUND:			
	TOTAL REVENUES	956,057.00	985,505.50	103.08
	TOTAL EXPENDITURES	956,057.00	817,695.96	85.53
	NET OF REVENUES & EXPENDITURES	0.00	167,809.54	100.00

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE 08/31/2021 NORMAL (ABNORMAL)	% BDGT USED
Fund 560 - STORMWATER ENTERPRISE FUND				
	INVESTMENT INCOME	0.00	206.75	100.00
	OTHER CHARGES FOR SERVICES	0.00	960.46	100.00
	TRANSFERS IN FROM OTHER FUNDS	844,337.00	773,975.22	91.67
	STORMWATER UTILITY CHARGES	204,818.00	238,265.23	116.33
	TOTAL REVENUES	1,049,155.00	1,013,407.66	96.59
	PERSONAL SERVICES AND EMPLOYEE BENEFITS	87,631.00	68,551.81	78.23
	PURCHASES/CONTRACTED SERVICES	30,400.00	3,771.92	12.41
	SUPPLIES	29,600.00	0.00	0.00
	CAPITAL OUTLAYS	431,564.00	13,085.48	3.03
	INTERFUND CHARGES	469,960.00	430,796.63	91.67
	TOTAL EXPENDITURES	1,049,155.00	516,205.84	49.20
Fund 560 - STORMWATER ENTERPRISE FUND:				
	TOTAL REVENUES	1,049,155.00	1,013,407.66	96.59
	TOTAL EXPENDITURES	1,049,155.00	516,205.84	49.20
	NET OF REVENUES & EXPENDITURES	0.00	497,201.82	100.00
	TOTAL REVENUES - ALL FUNDS	15,299,306.00	12,918,592.37	84.44
	TOTAL EXPENDITURES - ALL FUNDS	15,299,306.00	11,934,264.00	78.01
	NET OF REVENUES & EXPENDITURES	0.00	984,328.37	100.00

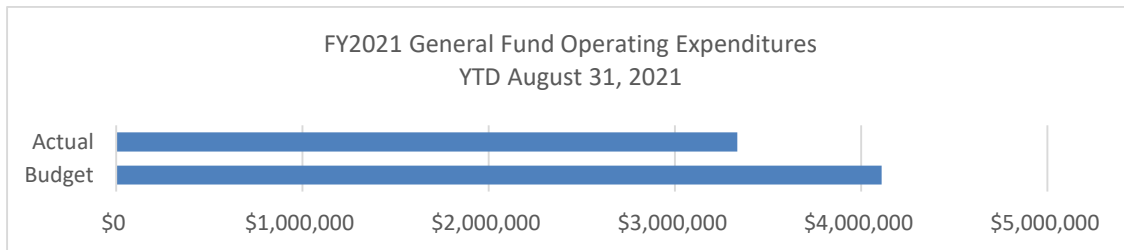
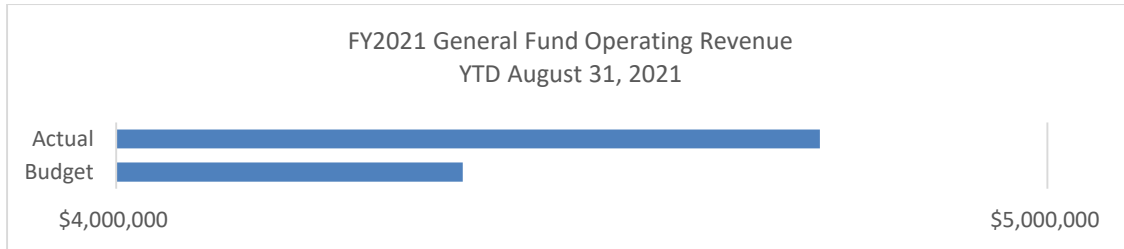


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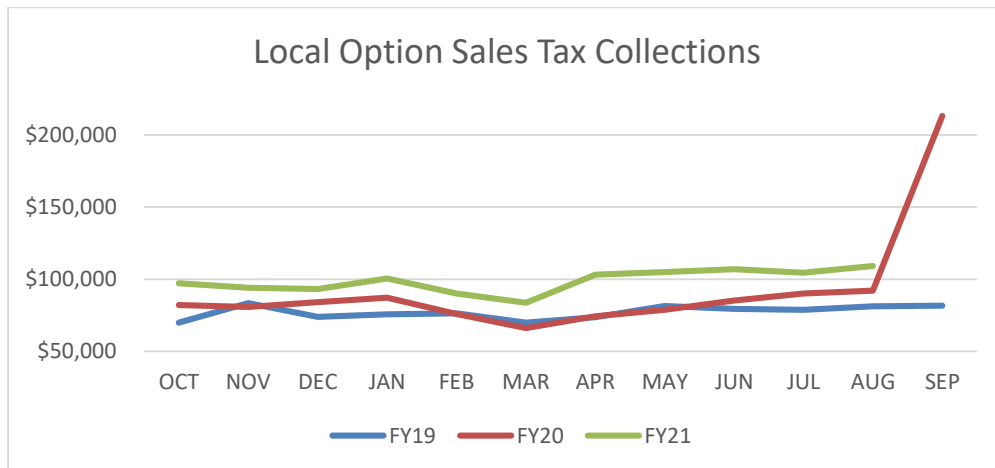
MONTHLY FINANCIAL REPORTS

For the Eleven Months Ended August 31, 2021

GENERAL FUND



- Property taxes were billed in October with a due date of December 21. Collections through July 31st are reflected on the current financial report and reflect that 100% of 2020 taxes budgeted have been collected to date.
- Sales tax collections have increased, and year-to-date amounts are 21.3% more than last fiscal year and 28.9% greater than FY2019. The change in the State law effective April 2020, related to taxation of internet sales, is the primary reason for the increases. A large amount was collected in September 2020 from an audit finding for a large retailer.



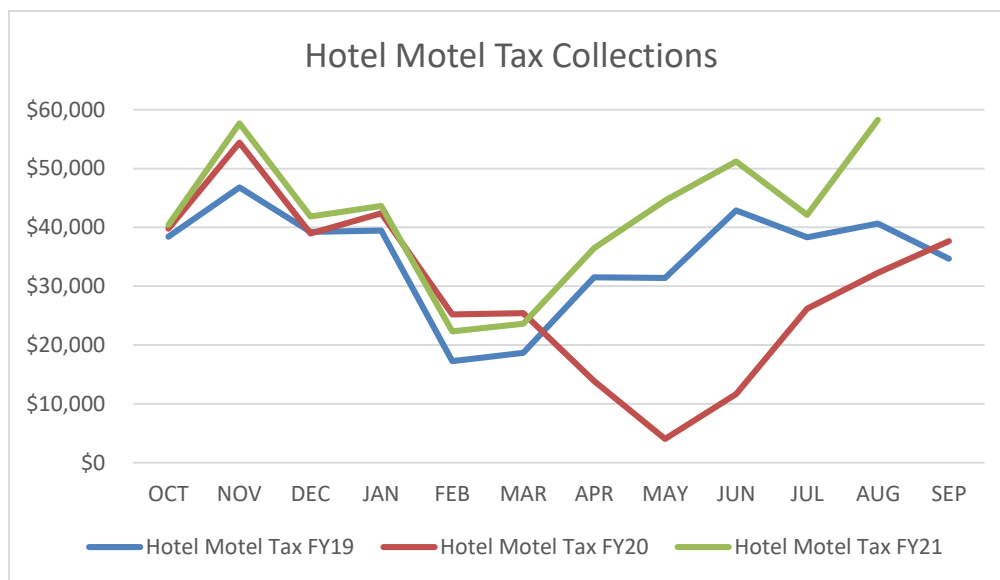
- The annual payment from Georgia Power for electric franchise tax was received in February: the amount received was \$385,838 compared to the prior year amount of \$424,642 (9.1% decrease). The Pandemic had a significant impact on electric sales with the closure of schools and businesses.
- A portion of the franchise fees from Windstream have been received.
- 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.
- Alcohol Licenses and Businesses Taxes, collected annually, have exceeded budget expectations and prior year amounts.
- The Parks department spending year-to-date is high due to the outsourcing of 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.

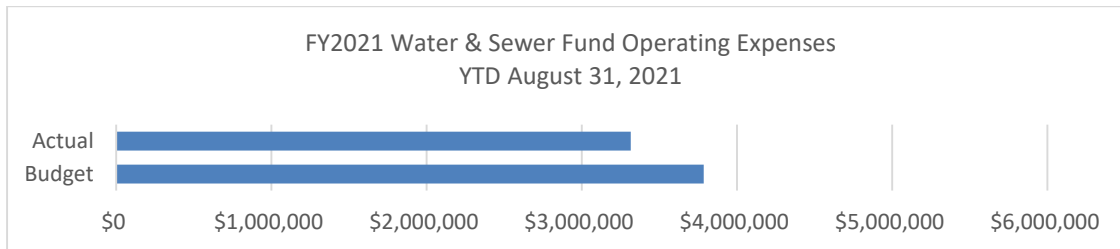
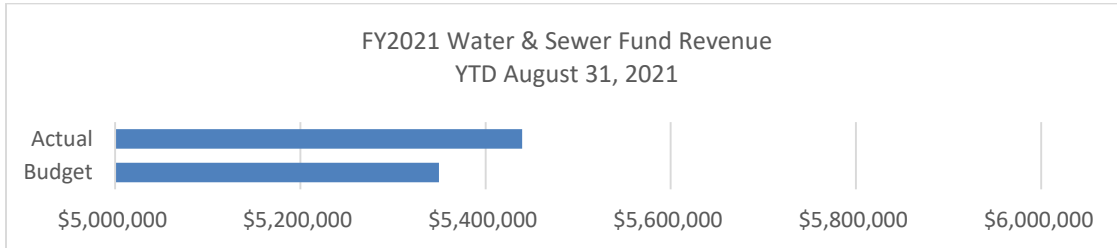
HOTEL/MOTEL TAX FUND

- Tax revenue collections experienced a sharp decline in April 2020 with the onset of the Pandemic. Beginning in September 2020, collections have been about 17.4% greater than pre-pandemic levels.



WATER AND SEWER ENTERPRISE FUND

- Water and sewer sales are trending higher than budget estimates. Year-to-date revenue from water sales and sewer charges is 4.93% greater than last fiscal year but is 1.90% less than FY2019.
- All department expenses are in line with the budget.



SOLID WASTE ENTERPRISE FUND

- Refuse Collection Charges are 12% greater than the prior year due primarily to changes in the non-residential fee schedule.
- Expenses are meeting budget expectations.

STORMWATER ENTERPRISE FUND

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

(Prepared for Council and Management by Allison Martin 09/24/2021)