



City Council Work Session

Monday, January 05, 2026

4:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.

AGENDA

CALL TO ORDER

RECOGNITION OF VISITORS AND COMMENTS

REPORTS

Finance Committee, Mayor Kelly, Chair

1. Finance: January 2026

Public Safety Committee, Chris Carter, Chair

2. Court: January 2026
3. Police: January 2026
4. Marshal: January 2026

Economic Development Committee, Jim Henson, Chair

5. Business Dev: January 2026

Transportation & Recreation Committee, Candace Callaway, Chair

6. Theater/Civic Center: January 2026
7. Public Works: Parks & Recreation - January 2026
8. Public Works: Transportation - January 2026

Utilities & Franchises Committee, Cooper Cochran, Chair

9. Public Works: Utilities - January 2026

Community Development Committee, Leah Alls, Chair

10. Community Development: January 2026

Intergovernmental Relations Committee, Nancy Arnold, Chair

City Manager, Kendall Smith

City Attorney, Darrin Keaton

EXECUTIVE SESSION



STAFF REPORT

MEETING DATE: 01/05/26

PRESENTED BY: Michelle Collings, Finance Department

AGENDA ITEM DESCRIPTION (Agenda Content):

Financial Reports

COMMENTS:

REPORT/INFORMATION:

SPLOST/LOST Report

Budget Summary Report



City of Dallas, GA

Budget Report
Group Summary

Item 1.

For Fiscal: 2025-2026 Period Ending: 11/30/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 100 - GENERAL FUND						
Revenue						
	16,685,843.00	16,685,843.00	562,205.98	8,348,787.82	-8,337,055.18	50.04%
Revenue Total:	16,685,843.00	16,685,843.00	562,205.98	8,348,787.82	-8,337,055.18	50.04%
Expense						
110 - Mayor & Council	344,354.00	344,354.00	18,920.35	140,996.24	203,357.76	40.95%
140 - Elections	25,500.00	25,500.00	0.00	205.00	25,295.00	0.80%
151 - Financial Administration	2,630,823.00	2,630,823.00	174,294.95	699,882.68	1,930,940.32	26.60%
265 - Municipal Court	451,979.34	451,979.34	33,590.77	170,895.28	281,084.06	37.81%
320 - Police	5,370,058.66	5,364,058.66	340,908.47	1,928,085.78	3,435,972.88	35.94%
327 - DISPATCH	1,206,091.00	1,212,091.00	89,836.75	432,386.83	779,704.17	35.67%
420 - Highways & Streets	2,099,839.00	2,099,839.00	99,924.05	472,665.53	1,627,173.47	22.51%
620 - Parks	1,570,329.00	1,570,329.00	71,925.97	413,155.24	1,157,173.76	26.31%
650 - Theater	862,782.00	862,782.00	62,208.89	297,371.28	565,410.72	34.47%
722 - Community Development	442,091.00	442,091.00	29,326.18	159,461.15	282,629.85	36.07%
725 - Marshal's Bureau	534,703.00	534,703.00	33,303.99	192,213.91	342,489.09	35.95%
741 - Planning & Zoning	287,500.00	287,500.00	820.00	1,707.64	285,792.36	0.59%
750 - Civic Center	81,883.00	81,883.00	2,392.11	17,203.74	64,679.26	21.01%
751 - Business Development	777,910.00	777,910.00	106,083.00	421,724.37	356,185.63	54.21%
Expense Total:	16,685,843.00	16,685,843.00	1,063,535.48	5,347,954.67	11,337,888.33	32.05%
Fund: 100 - GENERAL FUND Surplus (Deficit):	0.00	0.00	-501,329.50	3,000,833.15	3,000,833.15	0.00%
Fund: 210 - CONF DRUG FUND						
Revenue						
	100,000.00	100,000.00	0.00	17,567.69	-82,432.31	17.57%
Revenue Total:	100,000.00	100,000.00	0.00	17,567.69	-82,432.31	17.57%
Expense						
322 - Crime Control & Investigation	100,000.00	100,000.00	0.00	20,817.40	79,182.60	20.82%
Expense Total:	100,000.00	100,000.00	0.00	20,817.40	79,182.60	20.82%
Fund: 210 - CONF DRUG FUND Surplus (Deficit):	0.00	0.00	0.00	-3,249.71	-3,249.71	0.00%
Fund: 215 - HOTEL MOTEL FUND						
Revenue						
	25,000.00	25,000.00	2,229.87	11,279.54	-13,720.46	45.12%
Revenue Total:	25,000.00	25,000.00	2,229.87	11,279.54	-13,720.46	45.12%
Expense						
151 - Financial Administration	25,000.00	25,000.00	3,830.26	3,830.26	21,169.74	15.32%
Expense Total:	25,000.00	25,000.00	3,830.26	3,830.26	21,169.74	15.32%
Fund: 215 - HOTEL MOTEL FUND Surplus (Deficit):	0.00	0.00	-1,600.39	7,449.28	7,449.28	0.00%
Fund: 270 - SUBDIVISION IN IMP						
Revenue						
	345,000.00	345,000.00	0.00	0.00	-345,000.00	0.00%
Revenue Total:	345,000.00	345,000.00	0.00	0.00	-345,000.00	0.00%
Expense						
420 - Highways & Streets	345,000.00	345,000.00	0.00	0.00	345,000.00	0.00%
Expense Total:	345,000.00	345,000.00	0.00	0.00	345,000.00	0.00%
Fund: 270 - SUBDIVISION IN IMP Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 272 - SYSTEM DEVELOPMENT FUND						
Revenue						
	667,500.00	667,500.00	351,290.64	386,701.28	-280,798.72	57.93%

Budget Report

For Fiscal: 2025-2026 Period Ending:

Item 1.

5

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Revenue Total:	667,500.00	667,500.00	351,290.64	386,701.28	-280,798.72	57.93%
Expense						
430 - Sewer	100,000.00	100,000.00	0.00	0.00	100,000.00	0.00%
440 - Water	567,500.00	567,500.00	2,677.50	17,729.75	549,770.25	3.12%
Expense Total:	667,500.00	667,500.00	2,677.50	17,729.75	649,770.25	2.66%
Fund: 272 - SYSTEM DEVELOPMENT FUND Surplus (Deficit):	0.00	0.00	348,613.14	368,971.53	368,971.53	0.00%
Fund: 273 - TAX ALLOCATION DISTRICT						
Revenue						
	149,000.00	149,000.00	379.01	2,533.45	-146,466.55	1.70%
Revenue Total:	149,000.00	149,000.00	379.01	2,533.45	-146,466.55	1.70%
Fund: 273 - TAX ALLOCATION DISTRICT Total:	149,000.00	149,000.00	379.01	2,533.45	-146,466.55	1.70%
Fund: 274 - STREET LIGHT DISTRICT						
Revenue						
	385,000.00	385,000.00	30,193.15	129,799.41	-255,200.59	33.71%
Revenue Total:	385,000.00	385,000.00	30,193.15	129,799.41	-255,200.59	33.71%
Expense						
426 - STREE LIGHTING	355,000.00	355,000.00	25,824.96	132,236.10	222,763.90	37.25%
Expense Total:	355,000.00	355,000.00	25,824.96	132,236.10	222,763.90	37.25%
Fund: 274 - STREET LIGHT DISTRICT Surplus (Deficit):	30,000.00	30,000.00	4,368.19	-2,436.69	-32,436.69	-8.12%
Fund: 275 - E 911 FUND						
Revenue						
	210,000.00	210,000.00	18,963.41	94,265.13	-115,734.87	44.89%
Revenue Total:	210,000.00	210,000.00	18,963.41	94,265.13	-115,734.87	44.89%
Expense						
327 - DISPATCH	140,000.00	140,000.00	0.00	0.00	140,000.00	0.00%
Expense Total:	140,000.00	140,000.00	0.00	0.00	140,000.00	0.00%
Fund: 275 - E 911 FUND Surplus (Deficit):	70,000.00	70,000.00	18,963.41	94,265.13	24,265.13	134.66%
Fund: 278 - SPECIAL UTILITY DISTRICT-WEST DALLAS						
Revenue						
	1,717,676.00	1,717,676.00	146,510.48	168,244.12	-1,549,431.88	9.79%
Revenue Total:	1,717,676.00	1,717,676.00	146,510.48	168,244.12	-1,549,431.88	9.79%
Expense						
430 - Sewer	1,717,676.00	1,717,676.00	0.00	0.00	1,717,676.00	0.00%
Expense Total:	1,717,676.00	1,717,676.00	0.00	0.00	1,717,676.00	0.00%
Fund: 278 - SPECIAL UTILITY DISTRICT-WEST DALLAS Surplus (Deficit):	0.00	0.00	146,510.48	168,244.12	168,244.12	0.00%
Fund: 310 - URBAN REDEVELOPMENT AGENCY BOND						
Revenue						
	0.00	0.00	22,737.09	115,282.74	115,282.74	0.00%
Revenue Total:	0.00	0.00	22,737.09	115,282.74	115,282.74	0.00%
Fund: 310 - URBAN REDEVELOPMENT AGENCY BOND Total:	0.00	0.00	22,737.09	115,282.74	115,282.74	0.00%
Fund: 323 - 2017 SPLOST						
Revenue						
	0.00	0.00	829.32	4,854.44	4,854.44	0.00%
Revenue Total:	0.00	0.00	829.32	4,854.44	4,854.44	0.00%
Expense						
900 - S P L O S T	0.00	0.00	0.00	12,252.59	-12,252.59	0.00%
Expense Total:	0.00	0.00	0.00	12,252.59	-12,252.59	0.00%
Fund: 323 - 2017 SPLOST Surplus (Deficit):	0.00	0.00	829.32	-7,398.15	-7,398.15	0.00%
Fund: 329 - 2023 SPLOST						
Revenue						
	4,388,380.00	4,388,380.00	249,446.53	797,759.18	-3,590,620.82	18.18%
Revenue Total:	4,388,380.00	4,388,380.00	249,446.53	797,759.18	-3,590,620.82	18.18%

Budget Report

For Fiscal: 2025-2026 Period Ending: Item 1. 5

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Expense						
900 - S P L O S T	4,388,380.00	4,388,380.00	475,117.68	1,429,435.32	2,958,944.68	32.57%
Expense Total:	4,388,380.00	4,388,380.00	475,117.68	1,429,435.32	2,958,944.68	32.57%
Fund: 329 - 2023 SPLOST Surplus (Deficit):	0.00	0.00	-225,671.15	-631,676.14	-631,676.14	0.00%
Fund: 505 - WATER & SEWER FUND						
Revenue						
	12,613,017.78	12,613,017.78	268,552.33	2,950,050.07	-9,662,967.71	23.39%
Revenue Total:	12,613,017.78	12,613,017.78	268,552.33	2,950,050.07	-9,662,967.71	23.39%
Expense						
430 - Sewer	7,708,819.78	7,708,819.78	326,137.57	1,620,388.66	6,088,431.12	21.02%
440 - Water	4,178,361.75	4,178,361.75	167,491.28	1,052,057.19	3,126,304.56	25.18%
Expense Total:	11,887,181.53	11,887,181.53	493,628.85	2,672,445.85	9,214,735.68	22.48%
Fund: 505 - WATER & SEWER FUND Surplus (Deficit):	725,836.25	725,836.25	-225,076.52	277,604.22	-448,232.03	38.25%
Fund: 540 - SOLID WASTE FUND						
Revenue						
	1,369,000.00	1,369,000.00	96,680.71	484,958.94	-884,041.06	35.42%
Revenue Total:	1,369,000.00	1,369,000.00	96,680.71	484,958.94	-884,041.06	35.42%
Expense						
452 - Solid Waste Collection	1,229,302.00	1,229,302.00	88,486.87	446,811.59	782,490.41	36.35%
Expense Total:	1,229,302.00	1,229,302.00	88,486.87	446,811.59	782,490.41	36.35%
Fund: 540 - SOLID WASTE FUND Surplus (Deficit):	139,698.00	139,698.00	8,193.84	38,147.35	-101,550.65	27.31%
Report Surplus (Deficit):	1,114,534.25	1,114,534.25	-403,083.08	3,428,570.28	2,314,036.03	307.62%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - GENERAL FUND	0.00	0.00	-501,329.50	3,000,833.15	3,000,833.15
210 - CONF DRUG FUND	0.00	0.00	0.00	-3,249.71	-3,249.71
215 - HOTEL MOTEL FUND	0.00	0.00	-1,600.39	7,449.28	7,449.28
270 - SUBDIVISION IN IMP	0.00	0.00	0.00	0.00	0.00
272 - SYSTEM DEVELOPMENT FUN	0.00	0.00	348,613.14	368,971.53	368,971.53
273 - TAX ALLOCATION DISTRICT	149,000.00	149,000.00	379.01	2,533.45	-146,466.55
274 - STREET LIGHT DISTRICT	30,000.00	30,000.00	4,368.19	-2,436.69	-32,436.69
275 - E 911 FUND	70,000.00	70,000.00	18,963.41	94,265.13	24,265.13
278 - SPECIAL UTILITY DISTRICT-W	0.00	0.00	146,510.48	168,244.12	168,244.12
310 - URBAN REDEVELOPMENT AC	0.00	0.00	22,737.09	115,282.74	115,282.74
323 - 2017 SPLOST	0.00	0.00	829.32	-7,398.15	-7,398.15
329 - 2023 SPLOST	0.00	0.00	-225,671.15	-631,676.14	-631,676.14
505 - WATER & SEWER FUND	725,836.25	725,836.25	-225,076.52	277,604.22	-448,232.03
540 - SOLID WASTE FUND	139,698.00	139,698.00	8,193.84	38,147.35	-101,550.65
Report Surplus (Deficit):	1,114,534.25	1,114,534.25	-403,083.08	3,428,570.28	2,314,036.03

SPLOST

	Fiscal Year 2024			Fiscal Year 2025			Fiscal Year 2026		
	INCOME	Special	Comparison	INCOME	Special	Comparison	INCOME	Special	Comparison
JUL	249,054.80		63,268.59	237,522.52		(11,532.28)	257,199.83		19,677.31
AUG	223,688.72		45,224.82	234,643.67		10,954.95	243,163.15		8,519.48
SEP	220,115.20		43,173.74	221,603.80		1,488.60	239,567.23		17,963.43
OCT	225,937.04		45,717.83	239,244.06		13,307.02	247,626.89		8,382.83
NOV	230,579.89	431.47	48,796.74	245,742.60	663.25	15,162.71			
DEC	270,655.10		56,393.91	288,670.48		18,015.38			
JAN	218,862.96		55,607.08	223,071.32		4,208.36			
FEB	225,765.65		67,534.99	219,317.64		(6,448.01)			
MAR	233,017.26		50,762.81	242,798.61		9,781.35			
APR	224,940.96		5,938.85	309,360.02		84,419.06			
MAY	245,633.60	571.66	41,986.37	242,637.88		(2,995.72)			
JUN	235,896.36		12,143.70	241,026.61		5,130.25			
TOTAL	2,804,147.54	1,003.13	536,549.43	2,945,639.21	663.25	141,491.67	987,557.10	0.00	54,543.05
	TOTAL	2024	2,805,150.67	TOTAL	2025	2,946,302.46	TOTAL	2026	987,557.10
						Splost 2026 exceeds 2025 (negative number means less than)		54,543.05	
						Splost & Lost 2026 exceeds 2025 by (negative number means less than)		124,362.52	

LOST									
	Fiscal Year 2024			Fiscal Year 2025			Fiscal Year 2026		
	INCOME	Special	Comparison	INCOME	Special	Comparison	INCOME	Special	Comparison
JUL	316,447.26		29,188.65	304,738.05		(11,709.21)	329,993.49		25,255.44
AUG	287,218.62		29,188.65	301,367.28		14,148.66	312,019.38		10,652.10
SEP	282,447.78		25,399.15	284,368.55		1,920.77	307,517.63		23,149.08
OCT	289,734.52		25,372.89	307,030.30		17,295.78	317,793.15		10,762.85
NOV	296,696.35	579.43	31,951.02	315,337.24	851.88	18,640.89			
DEC	347,388.13		36,213.22	370,439.02		23,050.89			
JAN	280,708.31		24,079.20	286,129.33		5,421.02			
FEB	289,798.29		40,756.45	281,418.99		(8,379.30)			
MAR	289,709.68		1,496.98	311,286.70		21,577.02			
APR	288,811.83		7,987.08	308,921.34		20,109.51			
MAY	315,192.49	736.72	27,285.70	310,998.93	332.03	(4,193.56)			
JUN	302,765.80		13,919.52	309,360.02		6,594.22			
TOTAL	3,586,919.06	1,316.15	292,838.51	3,691,395.75	1,183.91	104,476.69	1,267,323.65	0.00	69,819.47
TOTAL	2024		2,954,766.22	TOTAL	2025	3,692,579.66	TOTAL	2026	1,267,323.65
<div>Lost 2026 exceeds 2025 by 69,819.47</div>									



STAFF REPORT

MEETING DATE: 1/9/2026

PRESENTED BY:

LeAnn Adams-Court Services

AGENDA ITEM DESCRIPTION:

January-2026

REPORT/INFORMATION:

Arraignments-1

Trials-1

Bind-overs-9

Processed Traffic Citations-292

Processed City Ordinances-5

Processed Parking Citations-5

Warrants Issued-VOP-1, FTA-8

Warrants Served-VOP-1, FTA-8



STAFF REPORT

MEETING DATE: 01.05.2026

PRESENTED BY: Chief Joe Duvall – Dallas Police Department

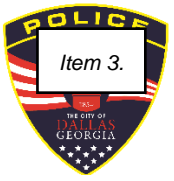
AGENDA ITEM DESCRIPTION (Agenda Content):

January 2026

COMMENTS:

REPORT/INFORMATION:

See stats attached.



Dallas Police Year to Date Comparison

	December 2025	December 2024	2025 YTD	2024 YTD
Calls for Service	2541	3952	33755	29243
Homicide	0	0	0	0
Rape	0	0	0	0
Robbery	0	0	2	5
Agg. Assault	0	0	6	18
Burglary	0	0	6	10
Larceny	0	7	83	110
Vehicle Theft	0	0	3	5
City Ordinances	4	18	81	116
Citations	255	353	4228	4773



STAFF REPORT

MEETING DATE: January 5, 2026

PRESENTED BY: Chief Marshal Hester - Marshal's Bureau

AGENDA ITEM DESCRIPTION (Agenda Content):

Cases from November 21, 2025 to December 23, 2025 for the January 5, 2026 meeting

COMMENTS: YEAR TO YEAR COMPARISON FOR 2024 VS 2025 TOTAL NUMBER OF CASES:

01-01-2024 TO 12-31-2024 – TOTAL CASES – 1442

01-01-2025 TO 12-23-2025 – TOTAL CASES – 1560

**** ANNUAL CITY OF DALLAS ALCOHOL LICENSES ISSUED AND RENEWED FOR 2026: (26) ****

REPORT/INFORMATION:

Agency Assist	4
Alcohol Related Calls	2
Animal calls	11
Bank Deposit	21
Business License Inspection/Violation	1
Criminal Offenses (Criminal Trespass)	1
Garbage & Litter	21
Illegal Dumping	11
Noise Violation	2
Security Checks	45
Special Detail (Christmas Parade & Health & Wellness)	2
Traffic and Vehicles	7
Vegetation	2
Zoning Violation	1

TOTAL : 131



STAFF REPORT

MEETING DATE: 01/05/2026

PRESENTED BY: Amber Whisner, Business Development- Economic Development Committee

AGENDA ITEM DESCRIPTION (Agenda Content):

January 2026

2025 Digital Engagement Summary- Business Development Office

Website • Facebook • Instagram

Website Performance- www.mydallasga.gov

- **55,110 site sessions** (+30% since last year)
- **37,271 unique visitors** (+21% since last year)
- **Top traffic source:** Google (**22,780 visits**), followed by direct hits (**10,468 visits**) and Facebook (**9,835 visits**)
- **Most visited page:** Event Calendar (**15,518 views**)
- **Highest-interest event:** Fourth of July Concert and Fireworks

Social Media Reach & Growth

Facebook- [mydallasga](https://www.facebook.com/mydallasga)

- **Received 4.6 million views**
- **40,100 content interactions** (+5.1%)
- **10,800 link clicks** (+17.1%)
- **4,400 new followers** (+7.8%)

Instagram- mydallasga

- **329,400 views**
- **25,000 reach** (+8.5%)
- **7,000 interactions** (+100%)
- **7,500 profile visits** (+7.1%)

Key Takeaways

- Strong growth across all digital platforms demonstrates **increased public awareness and engagement**
- Events and community programming continue to drive the **highest online interest**
- Search visibility and social media outreach are effectively connecting residents and visitors to city events and announcements

Boost Grant-

Dallas Downtown Development Authority awarded 2 Boost Grants in 2025.

***Main Street Markets**

***Hopp Frogg Music**

Rural Zone Tax Credits

We currently have 1 business downtown that is utilizing the Rural Zone Tax Credits for job creation. Any new or existing business within the Rural Zone is eligible for tax credit as long as the business is one of the approved industry types and they create at least 2 new job positions.



STAFF REPORT

MEETING DATE: 1/5/2026

PRESENTED BY: Emily Shipp, Dallas Theater and Civic Center

AGENDA ITEM DESCRIPTION (Agenda Content) :

January 2026

COMMENTS:

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REPORT/INFORMATION:

- Nutcracker sold a record breaking 2,241 tix and made \$31,200
- A Christmas Carol next sold 1,173 tix and made \$23,700
- That's 3,414 tickets and almost \$56,000 in 10 days!
- It's a Wonderful Life had well over 200 people and Dayco was na incredible sponsor. Not only did they -ay \$500 for the rights to show the movie but also paid for \$500 in concessions for people attending!
- Comedian Killer Beaz from the show Moonshiners is here this Saturday
- Cirque du Canines is here 1/24/26



STAFF REPORT

MEETING DATE: *01/05/2026*

PRESENTED BY: *Brandon Rakestraw, Public Works Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

January 2026– Parks and Recreation

COMMENTS:

Update:

- 1- Baseball – Spring Season:
 - a. Registration on-going
- 2- Current Master Plan activities:
 - a. Baseball/Playground Lighting Update
 - i. GA Power is scheduling installation
 - b. Baseball/Grounds Update:
 - i. Baseball Field / Dog Park / Parking project
 1. Finalizing design drawings and bid package
 - c. Other construction activities, grounds update, and design activities are being scheduled. Updates will be provided in the coming months.

REPORT/INFORMATION:



STAFF REPORT

MEETING DATE: 01/05/2025

PRESENTED BY: *Brandon Rakestraw, Public Works Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

January 2026 – Transportation Report

COMMENTS:

Project Update:

- 1- Battlefield Trail Phase III – Engineering/Design/Environmental
 - a. Project Request for Qualification (Engineering/Environmental):
 - i. Phase II –short-list firm negotiations
- 2- Old Acworth & Veterans Road Culvert Replacement Project
 - a. Project bid phase on-going
- 3- Landscape Contract (city buildings & properties) FY 2026
 - a. Project bid phase on-going

Street Department:

Currently working to complete street and storm water projects. Crews are transitioned into fall season maintenance, along with completing ditch maintenance and right of way cleanup. Street sweeping activities are continuing, along with daily work orders, and working on budgeted small projects.

REPORT/INFORMATION:



STAFF REPORT

MEETING DATE: 01/05/2025

PRESENTED BY: *Brandon Rakestraw, Public Works Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

January 2026- Utility Report

COMMENTS:

Project Update:

- 1- West Dallas Collector Sewer Extension Project – Phase I
 - a. Project closeout:
 - i. Final Completion issuance is being prepared.
- 2- Downtown Water System Upgrade – Phase I
 - a- Project Construction:
 - a. Contract phase

Sewer Department:

Currently working on yearly maintenance of collection system, completing several lift station repair/upgrade projects, sewer easement cutting, daily work orders, and working on budgeted small projects.

Water Department:

Currently working on meter maintenance, completing hydrant maintenance, valve maintenance, flushing program, daily work orders, and working on budgeted small projects.

Solid Waste Department:

Currently working on daily pickups, trash can replacement, trash can repair, and daily work orders.

REPORT/INFORMATION:



STAFF REPORT

MEETING DATE: 01/05/2025

PRESENTED BY: *Brandon Rakestraw, Community Development Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

January 2026 – Community Development Report

COMMENTS:

N/A

REPORT/INFORMATION:

- In the month of November/December 2025 – 42 permits were issued.
 - Building Commercial – 3
 - Building Residential – 5
 - Certificate of Occupancy – 6
 - Electrical (Commercial/Residential) – 8
 - Plumbing (Commercial/Residential) - 6
 - FOG – 7
 - Mechanical (Commercial/Residential) – 12
 - Temporary – 0
 - Sign – 1

- Demolition – 0
- Land Disturbance - 0
- In the month of November/December 2025 - 61 inspections were performed.
 - Electric – 23
 - Plumbing – 10
 - Mechanical – 3
 - Final Building – 2
 - Residential Building – 19
 - CO – 2
 - Building Code Enforcement – 0
 - Disconnect/Reconnect – 0
 - Sign Footing - 0
 - Sign Final– 0
 - Final Pool – 0
 - Progress Inspection – 2
 - Zoning Code Enforcement - 0
 - Building Complaint – 1
 - Utility Inspection - 1
- In the month of November/December 2025 – A total of \$14,715.30 was collected in fees.

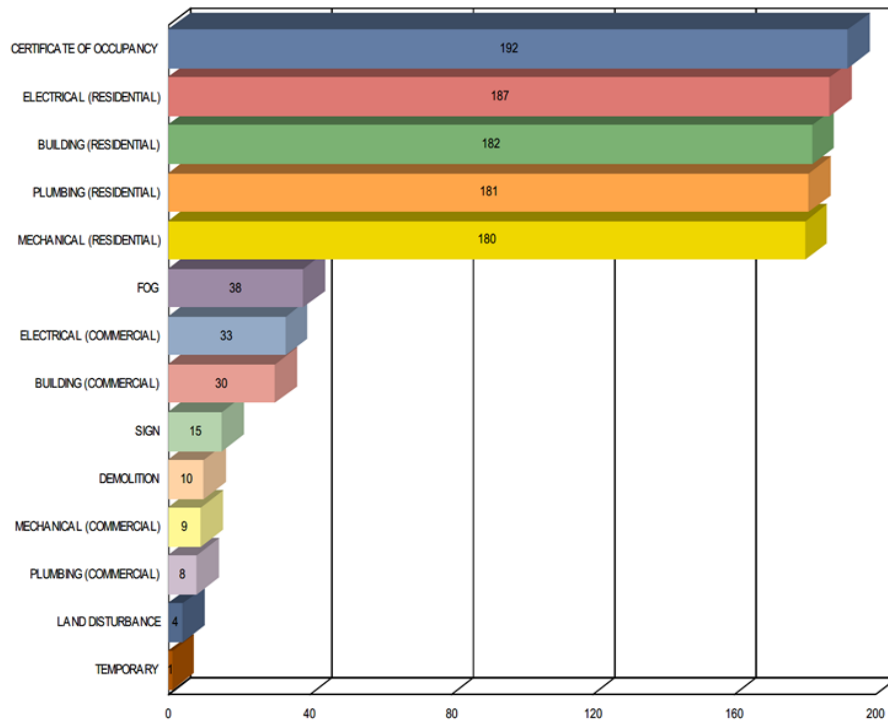
Department Information:

- EnerGov updates are on-going
- New Development Update:
 - Annexation Applications – 2
 - Zoning/Rezoning Applications – 3

- Annexation/(re)Zoning Application due diligence/review - 1
- Engineering/Design
 - Arbors Pod B
 - Arbors Pod D
 - Arbors Pod E
 - Lester Drive Townhomes
 - Paris Rd. Multifamily
 - Woodland Creek Phase II
 - Dallas LCI Town Center
- New development due diligence – 1
- Active Development:
 - Oakmont – Housing construction
 - Woodpoint – LDP Issued; Site construction expected soon
 - 1401 Jimmy Lee Smith Pkwy (C-Store) – Site construction underway
 - Reserve @ Vista Lake – Site construction on-going
 - Woodland Creek – Site construction on-going
 - Meadow Pines – Housing construction
 - Merchants Park – Site construction on-going
 - Laural Farms – Housing construction
 - Overlook @ Palisades – Housing construction
 - Oakleigh Glen - Housing construction
 - Sage Woods – Housing construction

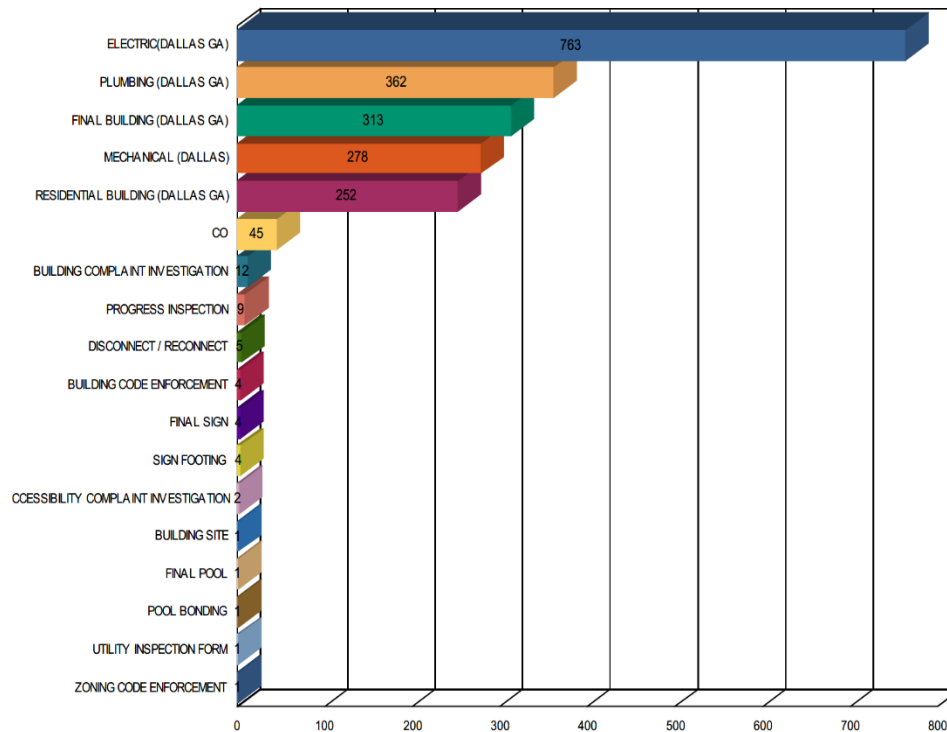
Year-end Report:

- Permits Issued
 - 1,070



- Inspections Completed

- 2,058



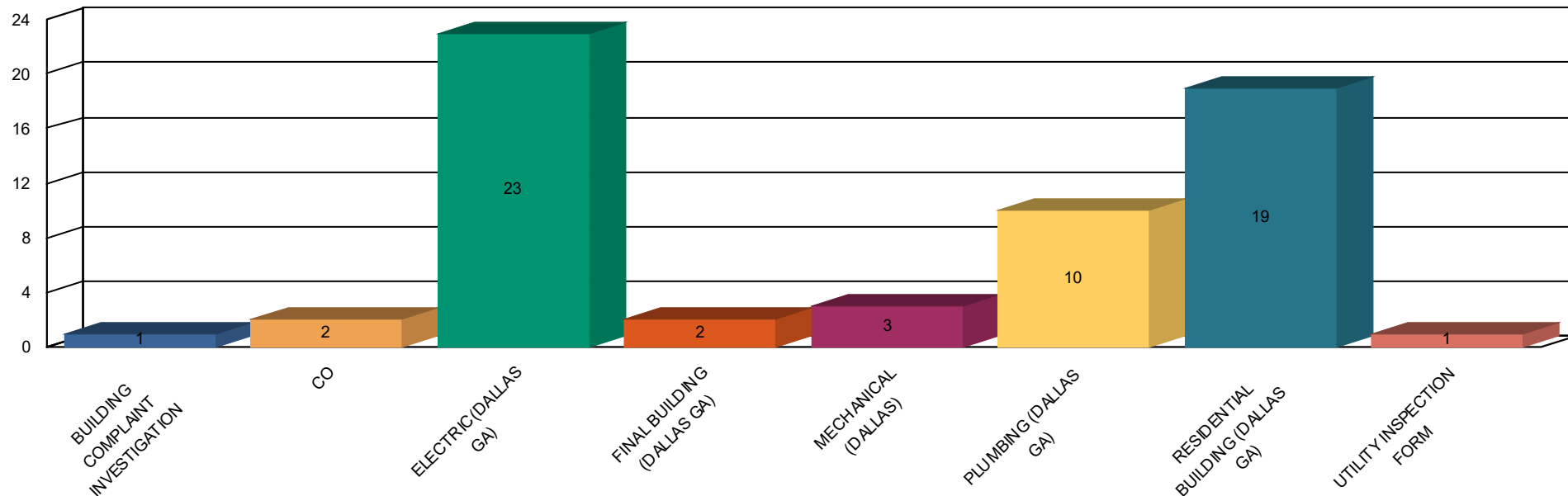
- Fees Collected

- \$384,777.62



Item 10.

ALL INSPECTIONS BY SCHEDULED START DATE BY INSPECTION TYPE (11/22/2025 TO 12/18/2025) FOR CITY OF DALLAS GEORGIA





PERMITS ISSUED BY TYPE (11/22/2025 TO 12/18/2025) FOR CITY OF DALLAS GEORGIA

Item 10.

