



City Council Regular Meeting

Monday, November 07, 2022

5:15 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 at 770-443-8110 ext. 1604 or e-mail rbruce@dallasga.gov to allow the city to make reasonable accommodations for those persons.

AGENDA

CALL TO ORDER

INVOCATION AND PLEDGE

RECOGNITION OF VISITORS AND COMMENTS

MINUTES APPROVAL

- [1.](#) October 11, 2022, Regular Meeting Minutes
- [2.](#) October 13, 2022, Special Called Meeting Minutes

CONSENT AGENDA

OLD BUSINESS

- [3.](#) Second Read: OA-2022-04 Alcoholic Beverages.
- [4.](#) Resolution 2022-20; 90 Day Moratorium on Group/Personal Care Home Applications.
- [5.](#) Resolution 2022-21; 90 Day Moratorium on Used Car Sales/Scrap Tires.
- [6.](#) Resolution 2022-22; 90 Day Moratorium on R3 Rezoning Applications.

NEW BUSINESS

- [7.](#) Request to purchase a 2023 Tahoe from Hardy Chevrolet for new Deputy Marshal in an amount not to exceed \$46,723.00.
- [8.](#) Proposed 2023 Council Meeting and Planning Commission Meeting Schedule.
- [9.](#) Appoint Kelli Prewett to fill vacant seat on Main Street Board.
- [10.](#) Consideration to approve Proclamation 2022-05 Small Business Saturday 11/26/2022.
- [11.](#) Request approval for Macland Township Phase II (Sewer Only) – Warranty Bond Release.

- [12.](#) Request approval for Sandlewood Forcemain Extension – Warranty Bond Release.
- [13.](#) Request approval for Sienna Forest Subdivision Phase IA (Sewer Only)– Warranty Bond Release.
- [14.](#) Request approval for Solid Waste (Garbage) Service – Fee Schedule Amendment.
- [15.](#) Request approval for West Dallas Collector Sewer Extension Project – Contract Modification No. 3 (Engineering Services) in the amount of \$193,292.75.

ADDITIONAL/COMMENTS

ADJOURNMENT



City Council Regular Meeting

Tuesday, October 11, 2022

5:15 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 at 770-443-8110 ext. 1604 or e-mail rbruce@dallasga.gov to allow the city to make reasonable accommodations for those persons.

MINUTES

CALL TO ORDER

PRESENT

Mayor L. James Kelly
Councilmember Leah Alls
Councilmember Nancy Arnold
Councilmember Christopher Carter
Councilmember Michael Cason
Councilmember James Henson
Councilmember Cooper Cochran

INVOCATION AND PLEDGE

Councilmember Cason led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

Ida Welliver; Water deposit refund request

Mr. Whitman; 500 Nathan Dean Blvd. request

MINUTES APPROVAL

1. Motion to adopt the August 29, 2022, Regular Meeting Minutes.

Motion made by Councilmember Cochran, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

2. Motion to adopt the September 26, 2022, Special Called Meeting Minutes.

Motion made by Councilmember Arnold, Seconded by Councilmember Carter.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

3. Motion to approve the GMEBS Life & Health Program Employer Declaration & Application Employee Health & Dental Benefits- Effective 01/01/2023; Additional plan added to existing plans.

Motion made by Councilmember Henson, Seconded by Councilmember Cason.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

4. Two Public Hearings were held on September 29th at 9am and October 3rd at 6pm at City Hall. Motion to adopt the Proposed FY 2022-2023 Budget.

Motion made by Councilmember Carter, Seconded by Councilmember Cason.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

5. Motion to adopt the Millage Rate FY 2022-2023.

Motion made by Councilmember Henson, Seconded by Councilmember Aalls.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

6. Motion to appoint Michael Nagy as the Community Development Director, Building Official, Building Inspector, Zoning Enforcement Official, and Public Officer.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

7. Motion to appoint Noweta Brunk to the Main Street Advisory Board.

Motion made by Councilmember Cochran, Seconded by Councilmember Carter.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

8. RES 2022-18- Special Event Permit with Conditions. (Excluded from Meeting per Mayor)
9. RES 2022-19 Paulding 2022 Joint Comprehensive Plan. (Excluded from Meeting per Mayor)

10. Motion to purchase 2 new Chevrolet Tahoes for Public Safety in the amount of \$81,916.00 from Hardy Ford plus up to \$68,084.00 for the emergency equipment to outfit them and the K-9 vehicle for a total of \$150,000.00.

Motion made by Councilmember Arnold, Seconded by Councilmember Henson.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

11. Motion to approve plumbing repair reimbursement for 231 Merchants Drive in the amount of \$650.

Motion made by Councilmember Cason, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

12. First Read; Ordinance Amendment OA-2022-04 Alcoholic Beverages

ADDITIONAL/COMMENTS

None

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Alls, Seconded by Councilmember Carter.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date



City Council Special Called Meeting (Zoom)

Thursday, October 13, 2022

4:00 PM

**City of Dallas is inviting you to a scheduled Zoom meeting.
Join Zoom Meeting <https://us02web.zoom.us/j/7704438110>
Meeting ID: 770 443 8110**

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 at 770-443-8110 ext. 1604 or e-mail rbruce@dallasga.gov to allow the city to make reasonable accommodations for those persons.

MINUTES

PRESENT

Mayor L. James Kelly
Councilmember Leah Alls
Councilmember Nancy Arnold
Councilmember Christopher Carter
Councilmember Michael Cason
Councilmember James Henson
Councilmember Cooper Cochran

NEW BUSINESS

1. Motion to adopt ORD 2022-02 Begging and Soliciting Alms.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

2. Motion to adopt Ordinance Amendment OA-2022-04 Alcoholic Beverages on an emergency basis due to possible conflicts as to the existing Sections of the Ordinances being amended and to allow the Mayor and Council due to the requirements of the Mayor and Council to approve the Sections as being considered for amendment and due to the requirements of the Mayor and Council necessary for the regulation of the sales, consumption and furnishing of alcoholic beverages.

Motion made by Councilmember Carter, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

3. Motion to adopt RES 2022-18 Special Event Permit - Dallas Markets.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

4. Motion to adopt RES 2022-19 2022 Paulding County Joint Comprehensive Plan.

Motion made by Councilmember Cason, Seconded by Councilmember Henson.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

ADDITIONAL/COMMENTS

None

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Arnold, Seconded by Councilmember Aalls.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date

**ORDINANCE AMENDMENT
OA-2022-04**

CHAPTER 4 – ALCOHOLIC BEVERAGES

Article VII. Consumption on Premises of Alcoholic Beverages

Sec. 4-89 – Open area and patio sales

WHEREAS, The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt Ordinances to provide for regulation of the sale of alcoholic beverages within the City of Dallas, Georgia and for the safety, health and welfare of the citizens of the City of Dallas, Georgia, **AND**

WHEREAS, The Mayor and Council of the City of Dallas, Georgia have determined that it is in the best interest of the City's residences for their safety, health and welfare which includes the Amendment to Ordinances for the sale of alcoholic beverages in the City of Dallas, Georgia, and that Chapter 4 – Alcoholic Beverages, Article VII. Consumption on Premises of Alcoholic Beverages, Sec. 4-89 – Open area and patio sales (b)(1) and (3) and 4-89(d) be amended.

THEREFORE, be it ordained by the Mayor and Council of the City of Dallas, Georgia that the Code of Ordinances of the City of Dallas, Georgia be amended as follows:

Chapter 4 – Alcoholic Beverages, Article VII. Consumption on Premises of Alcoholic Beverages, Sec. 4-89 Open area and patio sales (b)(1) and (3) and 4-89(d) shall be amended to read as follows:

Sec. 4-89

(b) The requirements for approval are:

(1) Unless pre-approved by the City of Dallas Council, through a Resolution as permitted by Chapter 4, Alcoholic Beverages, Article VII. Consumption on Premises of Alcoholic Beverages, Sec. 4-87. No outside consumption (e)(2), the patio/open area must be enclosed by some structure providing for public ingress/egress only through the main licensed premises. The only exception to this would be a fire exist as required by building and fire codes. Such fire exist would not be for general public use unless an emergency exists and would be of the type which sounds an alarm so that the establishment would be alerted of unauthorized use if no emergency exists. The height of such structure shall be a minimum of three and one-half feet above the patio floor. The structure is not required to be solid nor does it have to restrict visibility into or out of the patio/open area. The patio/open area shall meet all setback requirements as set forth in the Unified Land Development Code.

(3) Unless pre-approved by the City of Dallas Council, through a Resolution as permitted by Chapter 4, Alcoholic Beverages, Article VII. Consumption on Premises of Alcoholic Beverages, Sec. 4-87. No outside consumption (e)(2), the patio/open area shall be used merely as an extension of the interior seating area. Service in the patio/open area shall be only by waiter or waitress or by customer self-service at an interior selling location; i.e. no outside bar or service window.

(d) Unless pre-approved by the City of Dallas Council, through a Resolution as permitted by Chapter 4, Alcoholic Beverages, Article VII.

Consumption on Premises of Alcoholic Beverages, Sec. 4-87. No outside consumption (e)(2), patio/open area plans must be reviewed and approved on an individual basis by the City of Dallas, Georgia Marshal. Patio/open areas must be permitted and approved by the City of Dallas, Georgia’s building inspection and fire departments as required by their governing regulations or codes.

All other existing Sections of Chapter 4 – Alcoholic Beverages shall remain in full force and effect as originally ordained and this Amendment is to change the wording only Sec. 4-89(b)(1) and (3) and Sec. 4-89(d) which shall not affect any other Sections of this Chapter.

SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GOERGIA, THIS THE ____ DAY OF _____, 2022.

MAYOR

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER

ATTEST:

CLERK

RESOLUTION 2022-20
A Resolution Creating a Moratorium on
Applications for Group Homes in the City of Dallas, Georgia

WHEREAS, The Mayor and Council of the City of Dallas, Georgia recognize the term “group/personal care home” has come to the commonly refer to group residential living environments for people with disabilities; mental or physical; AND

WHEREAS, The Mayor and City Counsel of the City of Dallas, Georgia recognize group/personal care homes can allow people with similar disabilities to live together in a residential setting with a family-like structure; which may prove beneficial for integrating into society as well as being economically necessary; AND

WHEREAS, The Mayor and Council of the City of Dallas, Georgia also recognize group/personal care homes can cause an impact on public safety and first response personnel, on property values and on the character of the surrounding community; AND

WHEREAS, the Mayor and City Council of the City of Dallas, Georgia realizes the need to create an Ordinance to define group/personal care homes and to establish an informational process supplemental to state licensing and regulatory procedures to inform the citizens of residential neighborhoods in the City of Dallas, Georgia when group/personal care homes are established and operated within their boundaries to better meet the common good, as well as safety, for the citizens of the Dallas, Georgia; AND

WHEREAS, it is in the best interest of the City of Dallas, Georgia to seek counsel and a study to creating an Ordinance for the licensing and/or permitting of group/personal care homes; AND

WHEREAS, the City of Dallas, Georgia is seeking information from the Georgia Municipal Association as to how other Cities are drafting Ordinances in order to comply with the application of the Federal Fair Housing Act and to avoid any discriminating policies or procedures contained in any such Ordinances; **NOW**

THEREFORE, be it resolved by the Mayor and City Council of the City of Dallas, Georgia, that the Federal Fair Housing Act requires reasonable accommodation to Group Homes for persons with disabilities on a case by case basis and that the Federal Fair Housing Act does not protect an individual whose tenancy would constitute a “direct threat” to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others unless the treat or risk to property can be eliminated or significantly reduced by reasonable accommodation. Further, the city is seeking to draft Ordinances concerning the permitted number for a family to be allowed to locate in single family zoned neighborhoods and to draft a neutral Ordinance which may also provide for exceptions or waivers. Further, the City is conducting an investigation concerning criminal activity, insurance fraud, medicaid fraud, neglect or abuse of residents, or other illegal conduct incurring at group homes including reporting, complaints to appropriate State or Federal Regulatory Agencies within the City of Dallas and/or in Paulding County, Georgia or other Counties within the State of Georgia. Further, the City of Dallas, Georgia recognizes that the Federal Fair Housing Act does not require a local government to adopt formal procedures for processing, request for reasonable accommodations as to local land use or zoning codes, however, the City of Dallas, Georgia is considering adopting such formal procedures after a reasonable study of such formal procedures as may be required by other Cities or Counties within the State of Georgia. Further, the City of Dallas, Georgia recognizes that the Federal Fair Housing Act does not prohibit a local government for enforcing its zoning code against a Group Home that has violated the local zoning code so long as that Code is not discriminatory or enforced in discriminatory manner and that there may be instances where no reasonable accommodation has been requested pursuant to the Federal Fair Housing Act;

THEREFORE, the City of Dallas, Georgia is presently continuing to make determinations as to health, safety and building code violations which are required in order to draft a Group Homes Ordinance. This study is presently being done by the Building Officials, Police Department, City Marshal and Public Works Department to determine the necessary requirements for such health, safety and code requirements. It is necessary to extend this Moratorium due to the unavailability of certain City Officials and/or Staff necessary to discuss the requirements necessary for such Ordinance and this Moratorium needs to be extended to allow such.

NOW

BE IT RESOLVED that the Mayor and Council of the City of Dallas, Georgia establishes a Moratorium on applications for group/personal care homes to allow time for such a study and counsel until **February 6, 2023** unless sooner terminated by resolution of the Mayor and Council of the City of Dallas, Georgia; whereby no applications for group/personal care homes will be accepted for review by the City of Dallas, Georgia

APPROVED, PASSED AND ADOPTED THIS THE _____ DAY OF _____, 2022. MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA

L. James Kelly, Mayor

James R. Henson, Councilmember

Michael G. Cason, Councilmember

Cooper Cochran

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

ATTEST:

I, hereby certify that the forgoing resolution was regularly introduced, passed and adopted at a regular meeting of the City Council of the City of Dallas this _____ day of _____, 2022.

Tina Clark, City Clerk of the City of Dallas

Date

RESOLUTION 2022-21

A Resolution Establishing a Moratorium on Applications for Permits and/or Occupational/Business Licenses for New or Expanded Used Car Sales Lots, Tire Retailer, and Used/Scrap Tire Storage, Processing, or Recycling Facilities, in The City of Dallas, Georgia

- WHEREAS,** the City of Dallas, Georgia allows for the licensing of those businesses and practitioners of professions and occupations with one or more locations or offices in the corporate limits of the city, including used car sales lots, tire retailer, businesses, and used/scrap tire storage, processing and recycling facilities; and
- WHEREAS,** in recent years, the City of Dallas, Georgia has seen an increase in the establishment and/or expansion of used car sales lots, tire retailer, and used/scrap tire storage, processing and recycling facilities; and
- WHEREAS,** the Office of Community Development and Code Enforcement for the City of Dallas, Georgia, have brought forth concerns that currently there is a perceived oversaturation of used car sales lots, tire retailer, and used/scrap tire storage, processing and recycling facilities in the city; and
- WHEREAS,** regulation and enforcement of those businesses operating as used car sales lots, tire retailer, and used/scrap tire storage, processing and recycling facilities, have become a challenge for the City of Dallas, Georgia, and
- WHEREAS,** at the same time, such uses that have been abandoned by businesses operating as used car sales lots, tire retailer, and used/scrap tire storage, processing and recycling facilities, can leave vacant, blighted buildings and contaminated land on commercial corridors; and
- WHEREAS,** these uses can also present harmful and damaging environmental concerns requiring excessive enforcement resources, due to more frequent neighboring property or resident complaints and aesthetic issues; and
- WHEREAS,** the City has an interest in planning and regulating the use of property within the City, and has determined that an examination of the applicable provisions in the City Zoning Code for the City of Dallas, Georgia, including, but not limited to the Overlay Corridor District, is required to evaluate the current regulatory scheme pertaining to used car sales lots, tire retailer, and used/scrap tire storage, processing, and recycling facilities, and
- WHEREAS,** this study and evaluation will identify appropriate measures and potential new regulations to limit oversaturation, and increase compliance with property maintenance, zoning, and licensing standards, and
- WHEREAS,** the Mayor and Council of the City of Dallas, Georgia have the responsibility to provide for public health, safety and welfare, and wishes to promote, protect and improve the health, safety and welfare of the citizens of the City of Dallas, Georgia.
- WHEREAS,** There are issues concerning the current regulatory scheme pertaining to Used Car Sales Lots, Tire Retailers and used/scrap tire storage, processing and recycling facilities, which require electric officials, members of the Staff, the Police Department, the City Marshal and Public Works Department additional time to discuss these issues prior to the enactment of any Ordinance and will not be available until the February 6, 2023 meeting of the Mayor and Council;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of Dallas, Georgia hereby adopts the Resolution to establish a Moratorium which will allow time for such study, evaluation and counsel. During said Moratorium period, no City department may accept any application for a permit or license to establish or expand a used car sales lot, tire retailer, and used/scrap tire storage, processing or recycling facilities. The Moratorium shall not be construed to prohibit the annual renewal of existing business licenses required by the City Code for applicable uses included herein, which shall continue. The said moratorium will be set until **February 6, 2023** unless sooner terminated by resolution of the Mayor and Council of the City of Dallas, Georgia. whereby no applications will be accepted for review by the City of Dallas, Georgia.

APPROVED, PASSED AND ADOPTED THIS THE _____ DAY OF _____, 2022. MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA

L. James Kelly, Mayor

James R. Henson, Councilmember

Michael G. Cason, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Attest: _____
Tina Clark, City Clerk

RESOLUTION NO. 2022-22

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DALLAS, GEORGIA ESTABLISHING A MORATORIUM OF NINETY (90) DAYS ON APPLICATIONS FOR AND ISSUANCE OF REZONING IN THE R-3 RESIDENTIAL DISTRICT, high-density CHAPTER 44 ZONING ARTICLE III. DISTRICT REGULATIONS Division 2. Residential District SEC. 44-140. R-3 RESIDENTIAL DISTRICT, high-density. AND IN THE R-3 SINGLE-FAMILY ATTACHED RESIDENTIAL DISTRICT high-density (fee simple title). CHAPTER 44 ZONING ARTICLE III. DISTRICT REGULATIONS DIVISION 2. RESIDENTIAL DISTRICT. SEC. 44-141. R-3 SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT high-density (fee simple title). IN THE CITY OF DALLAS, GEORGIA IN ORDER TO ALLOW FOR THE CONSIDERATION, REVIEW, AND ADOPTION OF REVISIONS TO SAID PROVISIONS OF THE ZONING ORDINANCES OF THE CITY OF DALLAS, GEORGIA

WHEREAS, the Mayor and Council of the City of Dallas, Georgia are charged with preserving the health, safety and welfare of the citizens of the City of Dallas, Georgia; and

WHEREAS, the City of Dallas, Georgia has an adopted Zoning Ordinances that provide for, among others, obtaining re-zoning of land, including a change in conditions that constitute a zoning decision by the Mayor and Council of the City of Dallas, Georgia; and

WHEREAS, the City of Dallas, Georgia is currently undertaking the rewriting of provisions of the City of Dallas, Georgia Zoning Ordinances, including the rezoning of R-3 Residential Districts as defined in the Zoning Ordinances of the City of Dallas, Georgia which could potentially include different substantive and procedural provisions in such Zoning Ordinances of the City of Dallas, Georgia; and

WHEREAS, the Mayor and Council of the City of Dallas, Georgia, in order to provide for a future re-zoning, desire to review potential changes and revisions of the City of Dallas, Georgia Zoning Ordinances in accordance with the Future Land Use Map, Comprehensive Plan, and Character Map, prior to any modification, implementation and/or adoption as may be determined by the Mayor and Council of the City of Dallas, Georgia; and

WHEREAS, a reasonable amount of time is necessary in order to accomplish these aforesaid decisions and/or actions; and

WHEREAS, the City of Dallas, Georgia Mayor and Council find it necessary to place a moratorium on applications pertaining to R-3 Residential District, high-density Chapter 44 Zoning Article III. District Regulations Division 2. Residential District SEC. 44-140. R-3 Residential District, high-density. and in the R-3 Single-Family Attached Residential District high-density (fee simple title). CHAPTER 44 Zoning Article III. District Regulations Division 2. Residential District. SEC. 44-141. R-3 Singly Family Attached Residential District high-density (fee simple title). for any and all re-zoning within these Districts until the Mayor and Council can review and/or adopt any revisions of these Districts; and

WHEREAS, the Mayor and Council have previously passed a Moratorium concerning this matter by Resolution on August 30, 2021 and the Mayor and Council find that it will take additional time to review the Zoning Ordinances of the City of Dallas, Georgia to determine any modifications, implementations or adoptions which the Mayor and Council fee may be necessary concerning these Ordinances, the Future Land Use Map, Comprehensive Plan and Character Map; and

WHEREAS, the Mayor and Council find that a ninety (90) day period of time is reasonable to conduct review of the above stated Zoning Districts and to determine whether any modification of the above stated Zoning Districts may be necessary and the Mayor and Council find that an additional time will require a Moratorium to be adopted by Resolution in order to provide this additional time; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Dallas, Georgia hereby adopts Resolution 2022-22, to establish another moratorium to allow an additional time period which will allow the Mayor and City Council of the City of Dallas, Georgia reasonable time to review and to determine whether there is any necessity for amendment or modification to the Ordinances of the City of Dallas, Georgia R-3 Residential District, high-density Chapter 44 Zoning Article III. District Regulations Division 2. Residential District SEC. 44-140. R-3 Residential District, high-density. and in the R-3 Single-Family Attached Residential District high-density (fee simple title). CHAPTER 44 Zoning Article III. District Regulations Division 2. Residential District. SEC. 44-141. R-3 Singly Family Attached Residential District high-density (fee simple title).

During this additional period of this moratorium no applications for zoning, re-zoning or any other zoning decisions, withe above stated Zoning Districts of R-3 Residential shall be submitted or accepted by the City of Dallas and no such applications for zoning, rezoning or any other zoning decisions that have not been already filed at the time of the effective date of this Resolution adoption shall be considered, accepted, reviewed, discussed or adopted by the Mayor and Council of the City of Dallas, Georgia. The within moratorium shall begin upon the date of the adoption of this Resolution by the Mayor and City Council of the City of Dallas, Georgia and will be set until **February 6, 2023** unless sooner terminated by resolution of the Mayor and Council of the City of Dallas, Georgia.

APPROVED, PASSED AND ADOPTED THIS THE _____ DAY OF _____, 2022. MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA

L. James Kelly, Mayor

James R. Henson, Councilmember

Michael G. Cason, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

ATTEST:

I, hereby certify that the forgoing resolution was regularly introduced, passed and adopted at a regular meeting of the City Council of the City of Dallas this _____ day of _____, 2022.

Tina Clark, City Clerk

Date

Hardy Chevrolet
2023 Chevrolet Tahoe Pursuit
Colt Deems, Fleet Sales

2023 Tahoe - PPV (9C1)			\$38,599.00
Standard Equipment : 4WD - V8 · Auto · A/C · AM/FM/BT · Power Windows · Locks, & Mirrors · Power Drivers Seat · Cloth Bucket Seats w/ No Console · Vinyl Rear Seat · Tilt Steering Wheel · Cruise Control · Remote Keyless Entry · Vinyl Floor Covering · Rear View Camera · Auxiliary Battery			
Available Options:	place "x" if desired	Cost	
Admin. Package (Carpet, Console, Remote Start)		1,263.00	0.00
Inoperable Inside Door Handle, Windows, Locks		246.00	0.00
Red/White Front Auxiliary Dome Light		295.00	0.00
2WD Discount (9C1 Pursuit)		-2,620.00	0.00
4 Extra Key Fobs/Keys		120.00	0.00
Spot lamp LED (Arges)		777.00	0.00
Spot lamp LED		904.00	0.00
Carpet w/ Mats (included in Admin. Package)		264.00	0.00
Grill Lamp & Speaker Wiring		264.00	0.00
Wig-Wag Head/Tail (factory) 6J7		130.00	0.00
4WD (5W4 non-Pursuit)		-650.00	0.00
Cherry Red Tintcoat Special Paint		520.00	0.00
Delivery		150.00	0.00
Exterior Color(Add Number of Units Per Color)			
Black	_____		
Summit White	_____		
Empire Beige Metallic	_____		
Graywood Metallic	_____		
Midnight Blue Metallic	_____		
Satin Steel Metallic	_____		
Shadow Gray Metallic	_____		
Cherry Red Tintcoat/silver (Additional Charge \$500.00)	_____		
Total Per Unit Price		\$38,599.00	
Total Vehicles Ordered		0	
Total Purchase Order		\$0.00	

State Wide Contract # 99999-001-SPD0000183-0002
 cdeems@hardyautomotive.com
 Cell 706-844-6962 / Office 770-445-9411 x 198 / Fax 770-445-9659

WEST CHATHAM WARNING DEVICES2208 GAMBLE RD
SAVANNAH, GA 31405**Quote** Item 7.

PHONE (912) 234-2600

FAX (912) 238-1369

Customer No.: HARDY

Quote No.: 91621

Quote To: **THE HARDY FLEET GROUP**PO BOX 560
DALLAS, GA 30157Ship To: **THE HARDY FLEET GROUP**1249 CHARLES HARDY PKWY
DALLAS, GA 30157

FAX NUMBER: (770) 445-9659

Date	Ship Via	F.O.B.	Terms	
06/06/2022		Origin	Due on receipt	
Purchase Order Number		Sales Person		Quote Expires
		ANDREA PADGETT		07/06/2022
Quantity	Item Number	Description	Unit Price	Amount

FORD EXPLORER

---DALLAS---

1	WHE-GS8BBBB	SOLO LEGACY BLUE	1425.00	1425.00
1	WHE-STPKT105	20-21 INT SUV	63.00	63.00
1	WHE-295SLSA6	295SLSA6 Siren/Light control	441.00	441.00
1	WHE-SA315U	SA315U SPEAKER	154.37	154.37
1	WHE-SAK66D	Speaker Bkt Driver Side 20 -21 SUV	27.00	27.00
1	WHE-D6BBBBBB	DOMINATOR 6 TIR3 B/B/B/B/B BLUE	346.80	346.80
1	WHE-DBKT4	"L" ANGLE MT BRKT (PAIR)	16.80	16.80
2	WHE-MCRNTB	STUD MOUNT MICRON BLUE	83.40	166.80
4	WHE-VTX609B	VERTEX BLUE	75.00	300.00
2	WHE-VTXADAPT	Vertex Twist-in Adapter Kit	7.20	14.40
2	WHE-TLIB	ION-T LINEAR BLUE	89.40	178.80
1	SET-10XL-U-INTSUV20	10XL UNCOATED TALL MAN 20 -21INT SUV PK1129ITU20TM	664.00	664.00
1	SET-12VS-E-INTSUV20	12VS EXP METAL REAR PART 20-21 SUV PK0123ITU202ND	405.00	405.00
1	SET-GK10301S1USSCAXL	Dual T-Rail Mnt 1 Small, 1 Universal XL, standard key	356.00	356.00
1	HAV-C-VS-0618-INUT	VS-0618-INUT 24"flat console 20-22 INT SUV	366.27	366.27
1	HAV-C-CUP2-I	CUP2-I Int Dual Cupholder 4"	31.79	31.79
1	HAV-C-ARM-103	ARM-103 Armrest Top Mt Lg	110.80	110.80

SHOP SUPPLY FEE

Thank You

WEST CHATHAM WARNING DEVICES2208 GAMBLE RD
SAVANNAH, GA 31405**Quote** Item 7.

PHONE (912) 234-2600

FAX (912) 238-1369

Customer No.: HARDY

Quote No.: 91621

Quote To: **THE HARDY FLEET GROUP**PO BOX 560
DALLAS, GA 30157Ship To: **THE HARDY FLEET GROUP**1249 CHARLES HARDY PKWY
DALLAS, GA 30157

FAX NUMBER: (770) 445-9659

Date	Ship Via	F.O.B.	Terms	
06/06/2022		Origin	Due on receipt	
Purchase Order Number		Sales Person		Quote Expires
		ANDREA PADGETT		07/06/2022
Quantity	Item Number	Description	Unit Price	Amount
1	SHOPSUPPLY	(WIRING, LOOM, ETC)	50.00	50.00
		SHIPPING		150.00
1.000		LABOR TO INSTALL ABOVE EQUIPMENT	800.00	800.00
		NO Camera, Radar Radio Install		
Quote subtotal				6067.83
Quote total				6067.83

Pricing subject to Manufacture price increases

Thank You



2023 MEETING SCHEDULE

January

City Council 01/09/23*
Planning Commission 01/05/23

February

City Council 02/06/23
Planning Commission 02/02/23

March

City Council 03/06/23
Planning Commission 03/02/23

April

City Council 04/03/23
Planning Commission 03/30/23

May

City Council 05/01/23
Planning Commission 04/27/23

June

City Council 06/05/23
Planning Commission 06/01/23

July

City Council 07/10/23*
Planning Commission 06/29/23

August

City Council 08/07/23
Planning Commission 08/03/23

September

City Council 09/11/23*
Planning Commission 08/31/23

October

City Council 10/09/23*
Planning Commission 09/28/23

November

City Council 11/06/23
Planning Commission 11/02/23

December

City Council 12/04/23
Planning Commission 11/30/23

* Date other than 1st Monday of month – due to conflict



STAFF ACTION ITEM

MEETING DATE: 11/07/2022

TITLE: Appointment to Main Street Advisory Board

PRESENTED BY: Amber Whisner, Business Development

AGENDA ITEM DESCRIPTION (Agenda Content):

Request to appoint 1 candidates to the Main Street Advisory Board

HISTORY/PAST ACTION:

None

FINANCIAL IMPACT:

None.

INFORMATION:

Appointment request for Kelli Prewett. She will be replacing Tyler Newsome's spot on Main Street Board. He is staying on DDA.



STAFF ACTION ITEM

MEETING DATE: 11/07/222

TITLE: Proc 2022-05 Small Business Saturday

PRESENTED BY: Amber Whisner, Business Development

AGENDA ITEM DESCRIPTION (Agenda Content):

Consideration to approve Proclamation 2022-05 Small Business Saturday 11/26/2022

HISTORY/PAST ACTION:

None

FINANCIAL IMPACT:

None.

INFORMATION:

Business Development Department request consideration to proclaim Saturday November 26th, 2022 as City of Dallas Small Business Saturday. It is nationally recognized this day and by creating a Proclamation, we are supporting out Small Businesses.

PROCLAMATION 2022-05

Small Business Saturday
November 26th, 2022

Whereas, the City of Dallas, GA celebrates our local small businesses and the contributions they make to our local economy by creating jobs, and preserving our community; and,

Whereas, according to the United States Small Business Administration, there are currently 33.2 million small businesses in the United States; and

Whereas, small businesses employ 46.4 percent of the employees in the private sector in the United States and 90% of consumers say Small Business Saturday has had a positive impact on their community; and

Whereas, 95% of consumers who shopped on Small Business Saturday reported the day makes them want to shop or eat at small, independently-owned businesses all year long, not just during the holiday season; and

Whereas, 96% of consumers who shopped on Small Business Saturday agree that shopping at small, independently-owned businesses supports their commitment to making purchases that have a positive social, economic, and environmental impact and 97% of consumers who shopped on Small Business Saturday agree that small businesses are essential to their community; and

Whereas, communities across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

Now, Therefore, I, James L. Kelly., Mayor of Dallas, Georgia, do hereby proclaim November 26th, 2022, as

Small Business Saturday

in Dallas, Georgia and urge the residents of Dallas, GA , and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Dated this 7th day of November, 2022

James L. Kelly, Mayor

Attest_____
Tina Clark, City Clerk



STAFF ACTION ITEM

MEETING DATE: 11/07/2022

TITLE: Macland Township Phase II (Sewer Only) – Warranty Bond Release

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Macland Township Phase II (Sewer Only) – Warranty Bond Release

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$141,393.00

INFORMATION:

Request Council Approval – Warranty Bond Release; RCM Macland, LLC - Macland Township Phase II Development (Sewer Only)

Final Acceptance and Public Dedication Inspection – Completed



STAFF ACTION ITEM

MEETING DATE: 11/07/2022

TITLE: Sandelwood Forcemain Extension – Warranty Bond Release

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Sandelwood Forcemain Extension – Warranty Bond Release

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$22,200.00

INFORMATION:

Request Council Approval – Warranty Bond Release; RCM Macland, LLC (Sandelwood Forcemain Extension) Macland Township Phase II Development

Final Acceptance and Public Dedication Inspection – Completed



STAFF ACTION ITEM

MEETING DATE: 11/07/2022

TITLE: Sienna Forest Subdivision Phase IA (Sewer Only)– Warranty Bond Release

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Sienna Forest Subdivision Phase IA (Sewer Only)– Warranty Bond Release

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$76,021.50

INFORMATION:

Request Council Approval – Warranty Bond Release; Forestar (USA) Real Estate Group – Sienna Forest Subdivision Phase IA (Sewer Only)

Final Acceptance and Public Dedication Inspection – Completed



STAFF ACTION ITEM

MEETING DATE: 11/07/2022

TITLE: Solid Waste (Garbage) Service – Fee Schedule Amendment

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Solid Waste (Garbage) Service – Fee Schedule Amendment

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

See fee schedule amendment below

INFORMATION:

Request Council Approval – Solid Waste (Garbage) Service – Fee Schedule Amendment

RATE INCREASE

Commercial Garbage Rate (Per Can) – Amended Rate \$27.00

Residential Garbage Rate (Per Can) - Amended Rate \$18.00

Backyard Garbage Service (Per Can) - Amended Rate \$25.00

Backyard Garbage Service Commercial (Per Can) – Amended Rate \$34.00

Disabled Garbage Service (Per Can) – Amended Rate \$15.00



STAFF ACTION ITEM

MEETING DATE: 11/07/2022

TITLE: West Dallas Collector Sewer Extension Project – Contract Modification No. 3 (Engineering Services)

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

West Dallas Collector Sewer Extension Project – Contract Modification No. 3 (Engineering Services)

HISTORY/PAST ACTION:

Approval – Contract Modification No. 1 & 2

FINANCIAL IMPACT:

\$193,292.75

INFORMATION:

Request Council Approval – Contract Modification No.3 (Engineering Services) - West Dallas Collector Sewer Extension Project

Please reference attached – Work Description spreadsheet & Contract Modification document