



City Council Regular Meeting

Monday, December 05, 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

PUBLIC HEARING

Public Hearing for public comment regarding the proposed Dallas Redevelopment Plan; Tax Allocation District Number One.

CALL TO ORDER

INVOCATION AND PLEDGE

RECOGNITION OF VISITORS AND COMMENTS

Victoria Pace re: the Certificate of Appropriateness for the 109 W Spring St. sign

MINUTES APPROVAL

- [1.](#) November 7, 2022, Regular Meeting Minutes

CONSENT AGENDA

OLD BUSINESS

NEW BUSINESS

- [2.](#) Huntleigh Chase Subdivision Phase III (Sewer Only)– Warranty Bond Release.
- [3.](#) Battlefield Trail Phase III Connector Scoping Study Contract in the amount of \$98,000.00 – RFP #2022-01; Project Award – Keck & Wood.
- [4.](#) Appointments - Master List.

ADDITIONAL/COMMENTS

ADJOURNMENT



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.

MINUTES

CALL TO ORDER

INVOCATION AND PLEDGE

Councilman Cason led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

None

MINUTES APPROVAL

1. Motion to approve the October 11, 2022, Regular Meeting Minutes.

Motion made by Councilmember Cason, Seconded by Councilmember Arnold.

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

2. Motion to approve the October 13, 2022, Special Called Meeting Minutes.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

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

CONSENT AGENDA

None

OLD BUSINESS

3. Motion to adopt OA-2022-04 Alcoholic Beverages.

Motion made by Councilmember Henson, Seconded by Councilmember Cochran.

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

4. Motion to adopt Resolution 2022-20; 90 Day Moratorium on Group/Personal Care Home Applications.

Motion made by Councilmember Cason, Seconded by Councilmember Henson.

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

5. Motion to adopt Resolution 2022-21; 60 Day Moratorium on Used Car Sales/Scrap Tires.

Motion made by Councilmember Cason, Seconded by Councilmember Henson.

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

6. Motion to adopt Resolution 2022-22; 90 Day Moratorium on R3 Rezoning Applications.

Motion made by Councilmember Cochran, Seconded by Councilmember Carter.

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

NEW BUSINESS

7. Motion to approve the purchase of a 2023 Tahoe from Hardy Chevrolet for new Deputy Marshal in an amount not to exceed \$46,723.00.

Motion made by Councilmember Aalls, Seconded by Councilmember Arnold.

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

8. Motion to adopt the Proposed 2023 Council Meeting and Planning Commission Meeting Schedule with the change of the April Meeting from April 3rd to April 10th, 2023.

Motion made by Councilmember Arnold, Seconded by Councilmember Cason.

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

9. Motion to appoint Kelli Prewett to fill vacant seat on Main Street Board.

Withdraw of Motion from Councilmember Aalls.

Motion made by Councilmember Arnold, Seconded by Councilmember Cason.

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

Voting Abstaining: Councilmember Aalls

10. Motion to approve Proclamation 2022-05 Small Business Saturday 11/26/2022.

Motion made by Councilmember Henson, Seconded by Councilmember Aalls.

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

11. Motion to approve the Macland Township Phase II (Sewer Only) – Warranty Bond Release.

Motion made by Councilmember Carter, Seconded by Councilmember Cason.

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

12. Motion to approve the Sandlewood Forcemain Extension – Warranty Bond Release.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

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

13. Motion to table the request for the Sienna Forest Subdivision Phase IA (Sewer Only) – Warranty Bond Release.

Motion made by Councilmember Aalls, Seconded by Councilmember Cason.

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

14. Motion to approve the Solid Waste (Garbage) Service – Fee Schedule Amendment.

Motion made by Councilmember Henson, Seconded by Councilmember Cason.

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

15. Motion to approve the West Dallas Collector Sewer Extension Project – Contract Modification No. 3 (Engineering Services) in the amount of \$193,292.75.

Motion made by Councilmember Cochran, Seconded by Councilmember Aalls.

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

ADDITIONAL/COMMENTS

Mayor Kelly reminded everyone about Veteran's Day, Tree Lighting and the Christmas Parade.

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Carter, Seconded by Councilmember Arnold.

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

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date



STAFF ACTION ITEM

MEETING DATE: 12/05/2022

TITLE: Huntleigh Chase Subdivision Phase III (Sewer Only)– Warranty Bond Release

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Huntleigh Chase Subdivision Phase III (Sewer Only)– Warranty Bond Release

HISTORY/PAST ACTION:

N/A

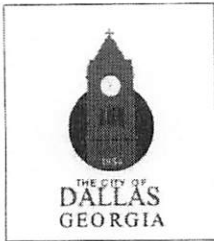
FINANCIAL IMPACT:

\$19,200.48

INFORMATION:

Request Council Approval – Warranty Bond Release; Huntleigh Development, LLC – Huntleigh Chase Subdivision Phase III (Sewer Only)

Final Acceptance and Public Dedication Inspection – Completed



City of Dallas, Georgia

129 E. Memorial Drive, Dallas, GA 30132
Office (770) 443-8110 / Fax (770) 443-8107

WARRANTY BOND DEVELOPMENT IMPROVEMENTS (Sewer Only, Huntleigh Chase Phase III)

Warranty Bond No. 2020-02

KNOW ALL MEN BY THESE PRESENTS: That on this 8th day of April, 2020, we Huntleigh Development, LLC of Forsyth county, State of Georgia as Principal, are held and bound unto the City of Dallas, Georgia in the sum of \$ 19,200.48 lawful money of the United States of America, for the payment whereof well and truly to be made, we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents. The condition of the foregoing obligations is such that,

WHEREAS, a warranty surety shall be a cash deposit and shall be equal to 15% of the actual construction and installation cost and shall be held by the City of Dallas for a minimum period of twenty-four (24) months. The 24-month time period shall begin after the initial acceptance of the construction and/or installation by the City of Dallas or its agent.

WHEREAS, cash deposits shall be payable upon default to the City of Dallas, Georgia and provide that the subdivider, his heirs, successors, and/or assignors and their agents or servants will comply with all applicable terms, conditions, provisions, and requirements of these regulations and any other applicable requirements; will faithfully perform and complete work constructing and installing the facilities and/or improvements in accordance with these regulations and any other applicable requirements; and the subdivider shall be responsible to the City for any unnecessary expense incurred through the failure of the subdivider, his heirs or successors, and assignors, or their agents or servants to complete work of the construction and installation in an acceptable manner and from any damages growing out of negligence in performing or failing to perform the construction installation.

WHEREAS, the cash deposit paid as required by these regulations shall be released or returned as the case may be, at such time as the facilities guaranteed hereby have been installed and maintained for minimum of twenty-four (24) months, and accepted by the City of Dallas. The developer(s) shall be required to compensate the City of Dallas for the cost of performing a final acceptance and public dedication inspection of the above infrastructure improvements. The compensation shall be based on a fee of Fifty Dollars (\$50.00) per lot with a minimum fee of Two Thousand Five Hundred Dollars (\$2,500.00) and must be paid prior to the final acceptance and dedication inspection. The City of Dallas shall have the right to use its own employees or to hire a certified engineering firm to perform the final acceptance and dedication inspection (Ord. 04-08, effective August 1, 2004). Acceptance by the City shall be by resolution of the Mayor and Council of the City of Dallas and shall accurately identify the specific improvements covered. Utilities, streets, and/or other facilities shall not be accepted until they conform to the City's specifications and standards.

WHEREAS, in the event that construction, installation and/or maintenance of any improvements or facilities for which a required cash deposit is deposited are not completed within the time stipulated; or is installed but not properly maintained or repaired under warranty; or if the construction or installation is not in accordance with applicable standards, the City may proceed to construct, maintain and/or repair the improvements or facilities using the cash deposited to pay for such work. Such work may be done under contract or with City employees, whichever is appropriate to the case. In the event that any portion of a required cash deposit is not depleted or used, by the City then any excess shall be rebated to the person or corporation making the cash deposit.

WHEREAS, this agreement shall be governed by the laws of the State of Georgia.

NOW THEREFORE, the principal has submitted a statement enumerating the cost of construction and installation of all required improvements for a total of \$ 128,003.24, a copy of such is attached hereto and marked as exhibit "A" and made a part hereof by reference. The Principal shall be liable in payment to the City of Dallas of a sum not to exceed \$ 19,200.48, which is calculated as 15% of the costs of construction and installation of the required improvements. If the Principal shall well and truly perform the terms and conditions of said contract, then this obligation shall be void, otherwise, to remain in full force and effect. Upon failure of the Principal in the performance of the terms and conditions of said contract, then the cash bond value is to be used to cover the cost of completing the terms and conditions set forth under the contract entered by the Principal with the City of Dallas. The cash bond shall remain in full force and effect until the required improvements have been accepted by the City by resolution of the Mayor and Council of the City of Dallas, Georgia.

SO AGREED this 8th day of April, 20 20

Name of Corporation: Huntleigh Development, LLC, a Georgia Corporation
Printed or Typed Name

By: *James D. Jacobi*
Signature
JAMES D. JACOBI
Typed or Printed Name

Attest: *Timothy F. Stobbs*
Signature of Witness
Timothy F. Stobbs
Typed or Printed Name

Title: President
(President or Vice President)

Title: Secretary
(Corporate Secretary or Corporate Secretary Assistant)

(CORPORATE SEAL)

DALLAS, GEORGIA

Attest: *Jina Clark*
City Clerk

By: *[Signature]*
City Manager

(CITY SEAL)

Attachments:



Exhibit A: Principal's Engineer Cost Estimate for Required Improvements.



STAFF ACTION ITEM

MEETING DATE: 12/05/2022

TITLE: Battlefield Trail Phase III Connector Scoping Study – RFP #2022-01

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Battlefield Trail Phase III Connector Scoping Study – RFP #2022-01; Project Award – Keck & Wood

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$98,100.00

INFORMATION:

Request Council Approval – Award Keck & Wood Engineering; Battlefield Trail Phase III Connector Scoping Study Contract; \$98,100.00

Project is funded via Federal funding/ARC. This will be an 80% federal 20% local project. The 20% local match is funded via SPLOST.

June 16, 2022

City of Dallas
Attention: Tina Clark, City Clerk
129 East Memorial Drive
Dallas, Georgia 30132

Re: Battlefield Trail Phase III Connector Scoping Study
RFP 2022-01
Cost Proposal

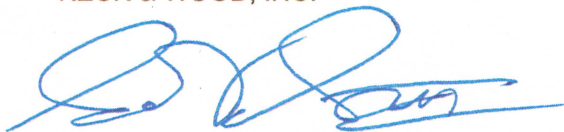
Dear Ms. Clark:

Our proposed lump sum fees for the scope of work specified in the City of Dallas RFP# 2022-01, Professional Services for the Battlefield Trail Phase II Connector Scoping Study; and Attachment A, Scope of Work of the Subgrant Agreement between the City of Dallas, Georgia and the Atlanta Regional Commission dated December 17, 2021 are as follows:

Task 1: Review of Existing Conditions & Technical Analysis	\$39,454.00
Task 2: Public Involvement	\$19,750.00
<u>Task 3: Concept Plan & Draft Concept Report</u>	<u>\$38,896.00</u>
Total Fee	\$98,100.00

Sincerely,

KECK & WOOD, INC.



Sam J. Serio, P.E.
Vice President

Attachments:

1. Cost Proposal



ELECTED AND APPOINTED OFFICIALS 2022

Elected Officials 4-year term

Name	Ward	Term Ending (Election held in November before term end)
James Kelly	Mayor	12/31/2023
Chris Carter	Ward 1	12/31/2025
Mike Cason	Ward 2	12/31/2023
Leah Alls	Ward 3	12/31/2025
Jim Henson	Ward 4	12/31/2023
Cooper Cochran	At Large	12/31/2023
Nancy Arnold	At Large	12/31/2025

Council / Staff Appointments:

Mayor Pro – Tem
Finance Committee

Mike Cason
Chair, Kendall Smith
Mayor James Kelly
Councilmember Cooper Cochran

Paulding Co. Planning Commission
Paulding Co. Chamber of Commerce
West Ga. Regional Commission

Rep Jim Henson
Rep Chris Carter
Mayor James Kelly

Board / Commission / Authority Appointments:

Board of Ethics Committee – 2-year term (3 Appointments)

Name	Appointment Date	Term Ending
Rick Carroll (appointed by Council)	1/2022	12/31/2023
Dawn Eriksen (appointed by Mayor)	1/2022	12/31/2023
Vacancy (appointed by Board of Ethics Comm)		

Dallas Planning Commission – 2-year term (5 Appointments)

Name	Appointment Date	Term Ending
David Holt	1/2022	12/31/2023
Debra Ewing	1/2022	12/31/2023
Andrew Nesbitt	1/2022	12/31/2023
Terry Johnson	1/2021	12/31/2023
Ryan Ayers	1/2021	12/31/2023

Development Authority of the City of Dallas - 4-year term (7 Appointments)

Name	Appointment Date	Term Ending
James Kelly	1/2021	12/31/2024
Cooper Cochran	1/2021	12/31/2024
Michael Cason	1/2022	12/31/2023
Jim Henson	1/2022	12/31/2023
Nancy Arnold	1/2019	12/31/2022
Chris Carter	1/2019	12/31/2022
Leah Alls	1/2019	12/31/2022

Downtown Development Authority – 4yr term

Name	Appointment Date	Term Ending
Councilmember Jim Henson	1/2016	Reappointed upon re-election
Sam Elrod	1/2020	12/31/2023
Tyler Newsome	1/2020	12/31/2023
Susan Haynes	1/2020	12/31/2023
Sammy Callahan	10/2019	12/31/2022
Jolee Kitchen	4/2021	12/31/2024
Garland Self	4/2021	12/31/2024

Historical Preservation Commission – 3year term (7 Appointments)

Name	Appointment Date	Term Ending
Debbie Self	04/2022	12/31/2022
Suzi Edwards	08/2022	12/31/2024
Nikki Lumpkin	08/2022	12/31/2024
Annmarie Burnette	1/2020	12/31/2022
Beth Harwell	11/2020	12/31/2023
Tori Barrett	08/2022	12/31/2023
Sara Nix	08/2022	12/31/2022

Tree Commission – 3year term (5 Appointments)

Name	Appointment Date	Term Ending
Mickey Gazaway	1/2021	12/31/2023
Jill W. Coats	1/2021	12/31/2023
Wally Strickland	1/2021	12/31/2023
JoAnn Fudger	1/2020	12/31/2022
Carol Thigpen	1/2022	12/31/2024

Urban Re-Development Authority – 3-year term (3 Appointments)

Name	Appointment Date	Term Ending
Vacancy		
Steve Haynes	1/2021	12/31/2023
Vacancy		

Zoning Board of Appeals – 3-year term (3 Appointments)

Name	Appointment Date	Term Ending
Jeremy Hicks (remainder of Billy's term)	1/2020	12/31/2022
Brad Wood	1/2021	12/31/2023
Malinda Graham	1/2022	12/31/2024

Main Street Advisory Board- 3-year term (7 appointments)

Name	Appointment Date	Term Ending
Nowetta Brunk	10/2022	12/31/2022
Angelica Rodriguez	08/2021	12/31/2022
Leah Alls	09/2021	Reappointed upon re-election
Michael Pace	09/2021	12/31/2023
Vickie Burgess		12/31/2024
Christina Henggeler		12/31/2024

Dallas Housing Authority

Mary Anna Cochran – Chair (Nov. 30, 2022)

Julie Harwell – Vice Chair (Nov. 30, 2022)

Shirley Smith

Danita Elrod

LeAnne Austin

Sharone Thomas

Resident Commissioner to be appointed by the mayor every year (Dept. of Housing & Urban Development)**Bart Lewis, Executive Director, keeps list of renewals for these****770.445.3758****Alcohol Review Board (no term)**

Councilmember Mike Cason

Kendall Smith, City Manager

Joe Duvall, Police Chief

Pension Committee Secretary (no term)

Tina Clark