MAYOR AND COUNCIL MEETING
MONDAY, MARCH 30, 2026
6:00 PM
DALTON CITY HALL - COUNCIL CHAMBERS

A G E N D A

Call to Order

Pledge of Allegiance

Approval of Agenda

Public Commentary: *(Please Complete Public Commentary Contact Card for the Record Prior to Speaking - Limit of 3 Minutes/Person)*

Presentations:

1. Staff Reports

Minutes:

2. Mayor & Council Minutes of March 16, 2026

Unfinished Business:

3. Second Reading Ordinance 26-05 Bond Ordinance Providing for The Issuance of City of Dalton Combined Utilities Revenue Bond, Series 2026 In the Principal Amount Of $130,000,000.00.

New Business:

4. Review of (5) New 2026 New Alcohol Beverage License Applications

5. Memorandum of Understading with the Carter Hope Center

6. Resolution 26-09 A Resolution to Accept Right of Way Deed

7. Resolution 26-10 A Resolution for a Moratorium on the Opening of Certain Businesses

Supplemental Business

Announcements:

8. City offices will be closed on Friday, April 3, 2026 in observance of the Good Friday holiday.

9. The Mayor and Council meeting scheduled for Monday, April 6, 2026 has been cancelled. The next Mayor and Council Meeting will be held April 20, 2026.

Adjournment

THE CITY OF DALTON
MAYOR AND COUNCIL MINUTES
MARCH 16, 2026

The Mayor and Council held a meeting this evening at 6:05 p.m. at City Hall. Present were Mayor Annalee Sams, Councilmembers Dennis Mock, newly elected Julie Locke, Tyree Goodlett and Steve Farrow, City Administrator Andrew Parker and City Attorney Jonathan Bledsoe.

CALL TO ORDER
Mayor Sams called the meeting of the Mayor and Council to order.

PLEDGE OF ALLEGIANCE
Councilmembers led the audience in the Pledge of Allegiance.

APPROVAL OF AGENDA
On the motion of Councilmember Farrow, second Councilmember Mock, the Mayor and Council approved the agenda and moved item 15 and 16 under Supplemental Business to the top of the agenda.

15 – Resolution 26-07 – Certification of Special Election Results
16 – Oath of Office – Julie Locke, Council Member Ward 2

The vote was unanimous in favor.

RESOLUTION 26-07 CERTIFICATION OF SPECIAL ELECTION RESULTS
The Mayor and Council reviewed the Special Election Results held March 10 to elect Councilman Ward 2. The results are as follows:

Rojelio “Roy” Alvarran	1096
Julie Locke	1808
Zeucis “Z” Martinez	527

On the motion of Councilmember Farrow, second Councilmember Goodlett, the Mayor and Council certified the Results. The vote was unanimous in favor. A copy of the official Election Summary Report is a part of these minutes.

OATH OF OFFICE - JULIE LOCKE, COUNCIL MEMBER WARD 2
Superior Court Judge Cindy Morris administered the Oath of Office to newly elected Julie Locke for Council member Ward 2. A copy of the Oath of Office is a part of these minutes.

RECUSAL - LOCKE
Mayor Sams stated that Council member Locke elected to recuse herself on voting this evening because she has not had time to become familiar with the items that will be discussed however may vote where she finds appropriate.

PUBLIC COMMENTARY
There were no Public Comments.

STAFF REPORTS
There were no Staff Reports.

MINUTES
The Mayor and Council reviewed the Regular Meeting Minutes of March 2, 2026. On the motion of Councilmember Farrow, second Councilmember Goodlett, the minutes were approved. The vote was unanimous in favor.

SECOND READING ORDINANCE 26-02 - VAPE AND TOBACCO STORES
The Mayor and Council held a Second Reading for Ordinance 26-02 To Amend Chapter 26 of the 2001 Revised Code regarding "Vape and Tobacco Stores". City Attorney Jonathan Bledsoe explained that the City originally discussed a licensing system for vape stores, but after receiving public comments, the proposal was revised to become a full ban on vape and tobacco stores within city limits. Bledsoe reviewed the Ordinance including the definitions, how much revenue and floor space dedicated to the regulated product and that existing stores may continue operating under a grandfather clause if they keep a valid occupational tax certificate and follow all code requirements. On the motion of Council member Farrow, second Council member Goodlett the Ordinance was adopted. The vote was unanimous in favor. A copy of this Ordinance is a part of these minutes.

RESOLUTION 26-06 TO AUTHORIZE PARTICIPATION IN OPIOID SETTLEMENT AGREEMENT
City Administrator Andrew Parker presented Resolution 26-06 and explained the City was notified of a new national opioid settlement involving six remaining defendants. Parker stated the proposed resolution states that it's in the city's best interest to participate so it can receive settlement funds to help address opioid-related harms in the community. Parker further stated it also authorizes the City Administrator or CFO to sign any documents needed to opt in. On the motion of Council member Mock, second Council member Farrow the Resolution was approved. The vote was unanimous in favor.

RESOLUTION 26-08 AUTHORIZING MUNICIPAL PROPERTY EASEMENT - MOUNTAIN RIDGE BAPTIST CHURCH
City Administrator Andrew Parker presented Resolution 26-08 and explained a surveyor recently found a historic cemetery near the South Bypass and Howell Drive and after researching ownership, it was confirmed that the cemetery belongs to Mountain Ridge Baptist Church. Parker stated to ensure proper access, the City worked with surveyors, attorneys, and Dalton Utilities to establish a 20-foot permanent easement across city-owned property. On the motion of Council member Mock, second Council member Goodlett the Resolution was approved. The vote was unanimous in favor.

LANDLORD'S CONSENT TO ASSIGNMENT AND ASSUMPTION OF EASEMENT AGREEMENT AT RAISIN WAY (PARCEL 12-128-01-000) WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS AND THE TOWERS, LLC

City Administrator Andrew Parker presented Landlord's Consent to Assignment and Assumption of Easement Agreement at Raisin Way. Parker stated in 2025, the Council approved holding a public auction for an easement on Raisin Way to allow access for constructing a new cell tower on adjacent private property. Parker stated the City granted the easement to Verizon (through CELLCO Partnership) further stating that although the tower hasn't been built yet, Verizon has since sold its tower operations to The Towers LLC. Continuing, Parker stated the company is now asking the City to consent to transferring the easement and all associated rights and obligations to The Towers LLC. On the motion of Council member Farrow, second Council member Mock the Request was approved. The vote was unanimous in favor.

AGREEMENT FOR THE DEVELOPMENT OF REAL ESTATE BETWEEN BLACKTHORN HOUSE, LLC, THE CITY OF DALTON AND CHARLES WHITENER

City Administrator Andrew Parker presented an Agreement for the development of Real Estate between Blackthorn House, LLC, the City of Dalton And Charles Whitener. Parker stated that Blackthorn House owns a 50-acre tract next to Haig mill Lake Park and the North Bypass and because the bypass is limited access, GDOT must approve any new road connections. Further Parker stated to improve public access and provide access to Blackthorn's property, an agreement is proposed in which Blackthorn would design and build a new public roadway creating a fourth leg at the Thornton Avenue/North Bypass intersection. Parker stated as part of the agreement, Blackthorn would also handle several requirements: relocating Dalton Utilities' access point, moving a security gate, relocating a portion of the Mill Line trail, and building a new trailhead — all at their expense; in return, the City would assist Blackthorn in applying for the required GDOT access break. On the motion of Council member Mock, second Council member Goodlett the Agreement was approved. The vote was unanimous in favor.

*Parker noted that approving the agreement does not guarantee GDOT will approve the access break, and the contract protects the City from any damages if GDOT denies it.

MEMORANDUM OF AGREEMENT - ARMY CORPS OF ENGINEERS & THE CITY OF DALTON FOR THE REPLACEMENT OF UNDERWOOD STREET BRIDGE

Public Works Director Chad Townsend presented a MOU with the Army Corps of Engineers for the replacement of Underwood Street Bridge. Townsend stated removing the old bridge is needed to reduce flooding on Underwood Street and address safety issues from its deteriorated condition. Further he stated construction of the new bridge is expected to take 8–10 months, with no temporary bridge provided. Townsend stated that Public outreach has not begun yet because easements need to be secured and state permits, but residents will be notified well in advance. On the motion of Council member Goodlett, second Council member Mock the MOU was approved. The vote was unanimous in favor.

APPROVAL OF BOOST GRANT FROM GRPA FOR $35,000.

Recreation Director Steve Roberts presented a Boost grant from GRPA. Roberts stated Dalton Parks & Recreation received a $35,000 GRPA BOOST grant to support after-school programs and summer camps and noted it is a reimbursement grant with no matching funds required. Roberts further stated the money will help enhance existing programs, which continue to grow. On the motion of Council member Mock, second Council member Locke the MOU was approved. The vote was unanimous in favor.

KIMLEY-HORN AMENDMENT #1 TO IPO #3 AT AIRPORT

Airport Director Andrew Wiersma presented Kimley-Horn Amendment #1 to IPO #3 at Airport. Wiersma stated this item is an amendment to an existing airport project agreement with Kimley-Horn for the Dalton Airport hangar development project, which is now complete. Further Wiersma stated that because the project was extended twice, Kimley-Horn incurred additional construction administration and inspection costs. Wiersma stated the Amendment No. 1 covers these extra costs totaling $68,950.28 and the remaining balance in the GDOT grant for this project (about $198,000) is sufficient to fully cover the amendment amount. On the motion of Council member Mock, second Council member Goodlett the Amendment was approved. The vote was unanimous in favor.

KIMLEY-HORN IPO #8 FOR DESIGN AND CONSTRUCTION PHASE SERVICES ON APPROACH LIGHT SYSTEM REHAB AT AIRPORT

Airport Director Andrew Wiersma presented Kimley-Horn IPO #8 for Design and Construction Phase Services on Approach Light System Rehab at Airport. Wiersma stated this is a request for approval of an agreement with Kimley-Horn for design, bid-phase, and construction-phase services for the approach light system rehabilitation project. Wiersma stated GDOT previously issued a $1.2 million grant for this work and recently gave notice to proceed with design and this IPO authorizes Kimley-Horn’s services totaling $224,284.41, which will be funded through the existing grant. On the motion of Council member Farrow, second Council member Goodlett the Agreement was approved. The vote was unanimous in favor.

PROFESSIONAL SERVICES AGREEMENT - BION SECURITY 2026

IT Director Jorge Paez presented a Professional Services Agreement with BION Security 2026. Paez stated the IT Department is requesting approval to renew its professional services agreement with BION Security LLC for another year. Paez stated BION has supported the City’s IT operations since 2021 and the contract allows the city to purchase blocks of professional services as needed, with a cost not to exceed $80,000 for the year. Noting funding will come from the FY 2026 IT Operating budget. On the motion of Council member Farrow, second Council member Mock the Agreement was approved. The vote was unanimous in favor.

FY25 BUDGET AMENDMENT #6

CFO Cindy Jackson presented FY25 Budget Amendment #6 stating this amendment is simply a true-up of previously accounted activity. Jackson stated the only notable change is about $45,000 in additional hotel-motel tax revenue; all other adjustments are routine money-in/money-out entries with no net increase in revenue or expenditures. On the motion of Council member Farrow, second Council member Goodlett, the Amendment was approved. The vote was unanimous in favor.

FIRST READING ORDINANCE 26-05 BOND ORDINANCE PROVIDING FOR THE ISSUANCE OF CITY OF DALTON COMBINED UTILITIES REVENUE BOND, SERIES 2026 IN THE PRINCIPAL AMOUNT OF $130,000,000.00

Dalton Utilities CEO John Thomas presented a First Reading of Ordinance 26-05 Bond Ordinance Providing for The Issuance of City of Dalton Combined Utilities Revenue Bond, Series 2026 in the Principal Amount Of $130,000,000.00. Thomas stated that in January the Council authorized Dalton Utilities to pursue debt for constructing a new 57-megawatt power plant on existing utility property. Thomas stated this item is the first reading of the ordinance that would authorize issuing the revenue bonds needed for the project. Thomas further explained that these are utility revenue bonds, meaning only utility revenues—not taxpayer funds—are pledged to repay the debt. Further stating that if utility revenues were ever insufficient, the adjustment would fall solely on the utility, not the city's general fund. Also noting that the utility has its own separate credit rating and borrowing capacity, so this debt would not impact the City of Dalton's general government credit standing.

ANNOUNCEMENTS

The Mayor and Council meeting scheduled for Monday, April 6, 2026 has been cancelled and rescheduled for Monday, March 30, 2026.

There will be a small reception in the atrium immediately following the meeting tonight to welcome Julie Locke, newly elected council member for Ward 2.
Adjournment

ADJOURNMENT

There being no further business to come before the Mayor and Council, on the motion of Councilmember Mock, second Councilmember Goodlett the meeting was adjourned at approximately 6:43 p.m.

____
Bernadette Chattam
City Clerk

____
Annalee Sams, Mayor

Recorded
Approved: _________
Post: ___________

CITY COUNCIL AGENDA REQUEST

MEETING TYPE

Mayor & Council Meeting

MEETING DATE

3/30/2026

AGENDA ITEM

Second Reading Ordinance 26-05 Bond Ordinance

DEPARTMENT

Administration

REQUESTED BY

Andrew Parker

REVIEWED/APPROVED BY CITY ATTORNEY?

Yes

COST

$130,000,000.00

FUNDING SOURCE IF NOT IN BUDGET

Revenue Bonds

PLEASE PROVIDE A SUMMARY OF YOUR REQUEST, INCLUDING BACKGROUND INFORMATION TO EXPLAIN THE REQUEST:

SECOND READING ORDINANCE 26-05 BOND ORDINANCE PROVIDING FOR THE ISSUANCE OF CITY OF DALTON COMBINED UTILITIES REVENUE BOND, SERIES 2026 IN THE PRINCIPAL AMOUNT OF $130,000,000.00

CITY OF DALTON, GEORGIA

SERIES 2026 BOND ORDINANCE

Enacted March 30, 2026

PROVIDING FOR ISSUANCE OF

CITY OF DALTON COMBINED UTILITIES
REVENUE BOND, SERIES 2026
IN THE PRINCIPAL AMOUNT OF
$130,000,000.00

SERIES 2026 BOND ORDINANCE

THIS SERIES 2026 BOND ORDINANCE (this "**Series 2026 Bond Ordinance**"), enacted March 30, 2026, by the Mayor and Council of the City of Dalton (the "**City**");

PREAMBLE

1. Under and by virtue of authority of the Revenue Bond Law of Georgia, codified in O.C.G.A. § 36-82-60, et seq., the Constitution of the State of Georgia, the general laws of the State of Georgia, and the laws of the State of Georgia relating to the City, a municipal corporation of the State of Georgia as defined in said Revenue Bond Law, the City has heretofore authorized the issuance of its revenue bonds payable from revenue derived from the operation and ownership of the electric generation and electric and gas distribution systems, water and sewerage systems, and telecommunications system of the City's combined utilities system as such now exist and as such may be hereafter added to, extended, improved and equipped (collectively, the "System") and the City is authorized to improve the System for its own use and for the use of public and private consumers both within and without the territorial limits of the City. The City is further authorized to prescribe and revise rates and collect fees, tolls and charges for the services and facilities furnished by the System and, in anticipation of the collection of revenues from the System, to issue revenue bonds to finance, in whole or in part, the cost of any such improvements, to refund revenue bonds previously issued, to prepay loans obtained by the City to provide improvements to the System and to pay the expenses incident thereto.

2. Pursuant to a Bond Ordinance enacted on October 6, 2017, as supplemented by a Supplemental Bond Ordinance enacted on November 6, 2017 (collectively, the "Original Bond Ordinance"), the City has heretofore authorized and actually issued and delivered its Combined Utilities Revenue Bonds, Series 2017, in the original aggregate principal amount of $66,660,000 (the "Series 2017 Bonds") to finance in whole or in part the costs of (a) renovating, adding, extending and expanding the City's water, waste water treatment and natural gas distribution facilities of the System and expanding and upgrading the System's supervisory control and data acquisition system (the "2017 Projects") and (b) paying costs of issuance of the Series 2017 Bonds. The Series 2017 Bonds are currently outstanding in the aggregate principal amount of $47,410,000.

3. Capitalized terms used and not otherwise defined in this preamble shall have the meanings given such terms in Article I of this Original Bond Ordinance.

4. The Series 2017 Bonds are secured by a first and prior pledge of and charge or lien on the Net Revenues of the System superior to any other charge or lien now existing or which may hereafter be created thereon, except for additional Parity Bonds which may be issued from time to time by the City.

5. In anticipation of the need to further renovate, add to, extend and expand the System or to refund outstanding revenue bonds, the Original Bond Ordinance provides for the issuance of Parity Bonds from time to time having as their security the same pledge of and lien on the Net Revenues as the Series 2017 Bonds upon certain terms and conditions being met as provided in the Original Bond Ordinance.

6. The Original Bond Ordinance provides that Parity Bonds may be issued from time to time, pursuant to a Series Ordinance duly enacted by the Mayor and Council of the City and that such Series Ordinance shall establish the date or dates of the pertinent series of Bonds, the schedule of maturities of such Bonds, whether any such Bonds will be Reserve Fund Bonds and/or Hedged Bonds, the name of the Purchaser(s) of such series of Bonds, the purchase price thereof, the rate or rates of interest to be borne thereby, whether fixed or variable, the interest payment dates for such Bonds, the terms and conditions, if any, under which such Bonds may be made subject to redemption (mandatory or optional) prior to maturity, the form of such Bonds, and such other details as the City may determine.

7. Pursuant to the Original Bond Ordinance and a Series 2020 Bond Ordinance enacted on October 19, 2020, as supplemented by a Supplemental Series 2020 Bond Ordinance enacted on November 16, 2020 (collectively, the "Series 2020 Bond Ordinance"), the City has heretofore authorized and actually issued and delivered its Combined Utilities Revenue Bonds, Series 2020, in the original aggregate principal amount of $84,510,000 (the "Series 2020 Bonds") to finance in whole or in part the costs of (a) renovating, adding, extending and expanding the City's electric generation, transmission and distribution facilities and the facilities of the other systems of the City's combined utilities system (the "2020 Projects") and (b) paying costs of issuance of the Series 2020 Bonds. The Series 2020 Bonds are currently outstanding in the aggregate principal amount of $70,155,000.

8. The Series 2020 Bonds were issued as Parity Bonds pursuant to Original Bond Ordinance, and the Series 2020 Bond Ordinance constitutes a Series Ordinance for the Series 2020 Bonds.

9. The City has determined that there is a need for the renovation, addition, extension and expansion of the City's electric generation, transmission and distribution facilities and the facilities of the other systems of the System (the "2026 Projects"). The Series 2026 Projects shall include the electricity generating power plant equipment (the "Chateau Generation Equipment") to be supplied by Chateau Generation, LLC (the "Supplier") pursuant to the Equipment Supply Agreement, dated as of January 29, 2026, between the Board of Water, Light, and Sinking Fund Commissioners of the City of Dalton, GA d/b/a Dalton Utilities and the Supplier (the "Equipment Supply Agreement").

10. The City has determined that the most feasible way to fund the costs of the 2026 Projects and to pay for issuance costs is by issuing its Combined Utilities Revenue Bond, Series 2026, in the original principal amount of $130,000,000.00 (the "Series 2026 Bond"). The Series 2026 Bond shall be issued as a Parity Bond, and this Series 2026 Bond Ordinance shall constitute a Series Ordinance for the Series 2026 Bond.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Dalton in a public meeting properly and lawfully called and assembled, and it is hereby ordained by authority of the same, as follows:

Section 1. Definitions. For the purpose of this Series 2026 Bond Ordinance, the definitions set forth in the Original Bond Ordinance shall have the same meanings when used in this Series 2026 Bond Ordinance except that the definitions set forth below shall be and are hereby amended effective as of the date of the issuance and delivery of the Series 2026 Bond herein authorized to be issued as follows:

"Bonds" means, after the issuance of the Series 2026 Bond, the outstanding Series 2017 Bonds, the outstanding Series 2020 Bonds and Series 2026 Bond, and, from and after the issuance of any Parity Bonds, unless the context clearly indicates otherwise, such Parity Bonds.

"Ordinance" means the Original Bond Ordinance, the Series 2020 Bond Ordinance, this Series 2026 Bond Ordinance, and any supplements or amendments hereto, and any Series Ordinances or supplements or amendments hereto or thereto, which authorizes the future issuance, subject to certain conditions, of Parity Bonds.

"Original Bond Ordinance" means that certain bond ordinance of the City enacted on October 6, 2017, as supplemented by a Supplemental Bond Ordinance enacted on November 6, 2017, authorizing the issuance of the Series 2017 Bonds.

"Parity Bonds" means any Combined Utilities Revenue Bonds of the City which may be issued hereafter on a parity with the Series 2017 Bonds, the Series 2020 Bonds, and the Series 2026 Bond in accordance with the Ordinance.

"Series 2020 Bond Ordinance" means that certain Series 2020 Bond Ordinance of the City enacted on October 19, 2020, as supplemented by a Supplemental Series 2020 Bond Ordinance enacted on November 16, 2020, authorizing the issuance of the Series 2020 Bonds.

"Series 2020 Bonds" mean the City's Combined Utilities Revenue Bonds, Series 2020, authorized to be issued pursuant to the Original Bond Ordinance, as supplemented by the Series 2020 Bond Ordinance.

"Series 2026 Bond" means the City's Combined Utilities Revenue Bond, Series 2026, authorized to be issued pursuant to the Original Bond Ordinance, as supplemented by this Series 2026 Bond Ordinance.

Section 2. Authorization of Series 2026 Bond.

(a) The City hereby certifies that the conditions contained in Section 510 of the Original Bond Ordinance have been met in order to issue the Series 2026 Bond as a Parity Bond.

(b) That all the terms, provisions and conditions contained in the Original Bond Ordinance having been met and complied with, the Series 2026 Bond is hereby authorized to be issued for the purposes aforesaid pursuant to the Revenue Bond Law of Georgia, codified in O.C.G.A. § 36-82-60, et seq., the Constitution of the State of Georgia, the general laws of the

State of Georgia, the laws of the State of Georgia relating to the City and pursuant to the Original Bond Ordinance and this Series 2026 Bond Ordinance, and all the covenants, agreements and provisions of this Series 2026 Bond Ordinance shall be for the equal and proportionate benefit and security of all owners of the Bonds without preference, priority or distinction as to the charge, lien or otherwise of any one Bond over any other Bond.

Section 3. Designation, Date, Denominations, Maturities, Interest Payment Dates and Other Particulars of the Series 2026 Bond.

(A) The Series 2026 Bond shall be designated the "CITY OF DALTON COMBINED UTILITIES REVENUE BOND, SERIES 2026". The Series 2026 Bond shall be issued in the original principal amount of $130,000,000.00, shall bear interest at a rate of 3.88% per annum, calculated on the basis of a 360-day year of twelve 30-day months, payable on March 1 and September 1 (each and "Installment Date") of each year, commencing September 1, 2026, and shall be paid in principal installments on March 1 of each year, commencing March 1, 2027, as described in Schedule 1 attached hereto.

(b) The principal of, prepayment premium, if any, and interest on the Series 2026 Bond shall be payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

(c) Principal and interest installments other than the final principal and interest installment on the Series 2026 Bond shall be paid by check or draft mailed by first class mail to the Bondholder at such owner's address as it shall appear on the bond register kept by the Bond Registrar (or by wire transfer to a wire transfer address which the Bondholder has provided to the Paying Agent not less than five days prior to an Installment Date, which wire instructions shall remain in effect until the Paying Agent is notified to the contrary). The final principal and interest installment of the Series 2026 Bond shall be payable upon the presentation and surrender of the same at the office of the Paying Agent and no presentment or surrender of the Series 2026 Bond shall be required for regularly scheduled payments of principal or interest thereon.

(d) Only on April 27, 2028, and upon five (5) business days' written notice from the City to the Bondholder, the Series 2026 Bond is subject to a one-time optional redemption in part in a principal amount up to but not exceeding $30,000,000 at a price of 100% of the principal amount to be redeemed. In addition, commencing on May 1, 2035, and upon five (5) business days' written notice from the City to the Bondholder, the Series 2026 Bond is subject to optional redemption in whole or in part on any business day at a price of 100% of the principal amount to be redeemed. All partial redemptions of principal shall be applied in the inverse order of scheduled principal payments or maturities.

(e) The Series 2026 Bond shall be initially sold to Regions Capital Advantage, Inc., an Alabama state banking corporation (the "Bondholder") at a purchase price equal to 100% of the par amount of the Series 2026 Bond. There shall be delivered to the Bondholder a properly executed Series 2026 Bond in the original principal amount, maturing and bearing interest as set forth above and in the form of the Series 2026 Bond in Section 7 hereof.

Upon receipt of the purchase price for the Series 2026 Bond, the Mayor of the City or her designee is authorized to physically deliver the Series 2026 Bond to the Bondholder, and the Mayor of the City or her designee is authorized to execute for and on behalf of the City such receipt for the proceeds of the Series 2026 Bond and such other closing certificates and proofs as may be necessary and proper.

Section 4. Application of Proceeds. From the proceeds derived from the sale of the Series 2026 Bond, the following payments shall be made, simultaneously with the issuance and delivery of the Series 2026 Bond, to the extent and in the manner herein set forth:

(a) The amount required to pay the costs of issuing the Series 2026 Bonds shall be deposited into the Series 2026 Costs of Issuance Account of the Cost of Issuance Fund created pursuant to Section 10 below and used to pay costs of issuance of the Series 2026 Bond;

(b) $58,160,005.18 shall be deposited in the Chateau Generation Equipment Purchase Subaccount of the Series 2026 Project Account of the Construction Fund created pursuant to Section 9 below and used to finance the Chateau Generation Equipment; and

(c) The remaining amount shall be deposited in the Series 2026 General Account of the Series 2026 Project Account of the Construction Fund created pursuant to Section 9 below and used to finance the 2026 Projects other than the Chateau Generation Equipment.

The final allocation of the proceeds from the sale of the Series 2026 Bond shall be provided in a closing memorandum to be prepared in connection with the closing of the Series 2026 Bond.

Notwithstanding the foregoing, if the Mayor of the City or her designee shall determine that a different application of funds is required to carry out the intent of this Series 2025 Bond Ordinance, the Mayor may provide for such different application of funds in a closing certificate to be delivered at the time of issuance of the Series 2026 Bond.

Section 5. Limited Obligations. The Series 2026 Bond is a limited obligation of the City as described in Section 209 of the Original Bond Ordinance.

Section 6. Reserve Fund Bonds and/or Hedged Bonds. The Series 2026 Bond is not being issued as a Reserve Fund Bond or a Hedged Bond.

Section 7. Form of Series 2026 Bond. The Series 2026 Bond and the certificate of validation and certificate of authentication to be endorsed thereon will be in substantially the following terms and forms, with such variations, omissions and insertions as may be required to complete properly the Series 2026 Bond and as may be approved by the officer or officers executing the Series 2026 Bond, which approval shall be conclusively evidenced by such execution:

[Form of Series 2026 Bond]

This Bond shall not be sold or transferred if such sale or transfer would void the exemption, contained in U.S. Securities and Exchange Commission Rule 15c2-12(d)(1)(i), from the disclosure requirements of Securities and Exchange Commission Rule 15c2-12(b)(5) or any similar rules or statutes in effect at the time of such sale or transfer.

No. R-1

UNITED STATES OF AMERICA
STATE OF GEORGIA

CITY OF DALTON COMBINED UTILITIES
REVENUE BOND,
SERIES 2026

Maturity Date: March 1, 2038
Principal Amount:
Interest Rate: 3.88%
Bond Date: April 27, 2026
Registered Owner: Regions Capital Advantage, Inc.

The City of Dalton, a municipal corporation of the State of Georgia (the "City"), in Whitfield County, for value received hereby promises to pay to or cause to be paid to the registered owner specified above or to payee's registered assigns (the "owner"), the principal sum specified above, in annual installments due on March 1 of each year beginning March 1, 2027, and to pay interest on the outstanding principal amount due (calculated on the basis of a 360-day year of twelve 30-day months), on March 1 and September 1 of each year beginning September 1, 2026 (each an "Installment Date") as set forth in Exhibit A, which is attached hereto and made a part hereof, by check or draft mailed by first class mail to such owner at such owner's address as it shall appear on the bond register kept by the Bond Registrar (or by wire transfer to the registered owner at a wire transfer address which said registered owner has provided to the Paying Agent not less than five days prior to an Installment Date, which wire instructions shall remain in effect until the Paying Agent is notified to the contrary). Both the principal of and interest on this bond are payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

This bond is the duly authorized bond designated CITY OF DALTON COMBINED UTILITIES REVENUE BOND, SERIES 2026 (this "Series 2026 Bond"), issued in the principal amount of $130,000,000 to provide funds to (i) pay the costs of making renovations, additions, extensions and expansions to the City's electric generation, transmission and distribution facilities and facilities of the other systems of the System (hereinafter defined) and (ii) pay the expenses incurred in connection with the issuance of this Series 2026 Bond. This Series 2026 Bond is issued pursuant to authority of and in accordance with the provisions of the Constitution of the State of Georgia, the Revenue Bond Law of Georgia, codified in O.C.G.A. § 36-82-60, et seq., the general laws of the State of Georgia, and the laws of the State of Georgia relating to the City, and was duly authorized by an ordinance enacted by the governing body of the City on October

6, 2017, as supplemented on November 6, 2017 (collectively, the "Original Bond Ordinance") and a series ordinance enacted by the governing body of the City on March 30, 2026 (the "Series 2026 Bond Ordinance" and, together with the Original Bond Ordinance, the "Ordinance").

This Series 2026 Bond and the City's Combined Utilities Revenue Bonds, Series 2017 (the "Series 2017 Bonds") and the City's Combined Utilities Revenue Bonds, Series 2020 (the "Series 2020 Bonds") are secured by, and shall have equal rank with respect to, a first and prior pledge of and lien on the Net Revenues (as such term is defined in the Ordinance) of the City's combined electric generation and electric and gas distribution systems, water and sewerage systems, and telecommunications system as such now exist and as such may be hereafter added to, extended, improved and equipped (collectively, the "System").

The City may, under certain conditions as provided in the Ordinance, issue additional revenue bonds ("Parity Bonds") which, if issued in accordance with such provisions, will rank *pari passu* with the Series 2017 Bonds, the Series 2020 Bonds and this Series 2026 Bond with respect to the pledge of and the charge or lien on the revenue pledged to the payment thereof.

Reference to the Ordinance is hereby made for a complete description of the funds charged with and pledged to the payment of the principal of and interest on this Series 2026 Bond, a complete description of the nature and extent of the security provided for the payment of this Series 2026 Bond, a statement of the rights, duties and obligations of the City, the rights of the owner of this Series 2026 Bond, and the terms and conditions under which Parity Bonds may be issued, to all the provisions of which the owner hereof, by the acceptance of this Series 2026 Bond, assents.

The Ordinance provides, *inter alia*, for prescribing, establishing and revising rates and collecting fees, tolls and charges for the services, facilities and commodities furnished by the System as the same now exists and as it may be hereafter extended, improved and equipped, sufficient in amount to provide funds to pay into a special fund, designated CITY OF DALTON, GEORGIA - COMBINED UTILITIES SINKING FUND (the "Sinking Fund"), an amount sufficient, together with the investment income thereon, if any, to pay the principal of and the interest on the Series 2017 Bonds, the Series 2020 Bonds, this Series 2026 Bond and any future series of Parity Bonds hereafter issued pursuant to the provisions of the Ordinance, as such principal and interest shall become due and be payable, and to create and maintain a reserve for that purpose. The Sinking Fund, by the provisions of the Ordinance, is pledged to and charged with the payment of the principal of this Series 2026 Bond and the interest thereon.

The pledge of and charge or lien on the Net Revenues of the System securing the payment of this Series 2026 Bond is a first and prior pledge of and charge or lien on such revenues.

This Series 2026 Bond does not constitute a debt of the City within the meaning of any constitutional or statutory limitation or provision nor a pledge of the faith and credit of the City nor shall the City be subject to any pecuniary liability thereon, and the taxing power of the City is not pledged to the payment thereof, either as to principal or interest. This Series 2026 Bond shall not be payable from nor a charge upon any funds other than the funds pledged to the payment thereof and are payable solely from the funds provided therefor including the Net

Revenues to be derived from the operation of the System of the City. No owner of this Series 2026 Bond shall ever have the right to compel the exercise of the taxing power of the City to pay the same or the interest thereon or to enforce payment thereof against any property of the City nor shall this Series 2026 Bond or any interest payment thereon constitute a charge, lien or encumbrance, legal or equitable, upon any property of the City other than said funds and Net Revenues.

Only on April 27, 2028, and upon five (5) business days' written notice from the City to the Bondholder, the Series 2026 Bond is subject to a one-time optional redemption in part in a principal amount up to but not exceeding $30,000,000 at a price of 100% of the principal amount to be redeemed. In addition, commencing on May 1, 2035, and upon five (5) business days' written notice from the City to the Bondholder, this Series 2026 Bond is subject to optional redemption in whole or in part on any business day at a price of 100% of the principal amount to be redeemed. All partial redemptions of the principal amount hereof shall be applied in the inverse order of scheduled principal payments or maturities.

If any payment under this Series 2026 Bond is received by the Bondholder more than ten (10) days following the due date, the City shall pay to the Bondholder a late fee of five percent (5%) of the total payment due.

Upon a default in payment of the amounts due hereunder or an "event of default" pursuant to Section 801 of the Original Bond Ordinance, the interest rate on this Series 2026 Bond shall be increased by 4.0% (400 basis points) for so long as the default or Event of Default continues.

Upon the occurrence of a "Determination of Taxability" as defined below, the interest rate payable hereunder shall be an increased rate of interest (the "Adjusted Rate") equal to 5.22%, effective retroactively from the "Date of Taxability" as defined below.

"Date of Taxability" shall mean the earliest date as of which interest on this Series 2026 Bond shall have been determined to be includable in the gross income of a Bondholder as a result of a Determination of Taxability.

An "Event of Taxability" shall mean the taking of, or the failure to take, any action by the City, or the making by the City of any misrepresentation herein or in any certificate required to be given in connection with the issuance, sale or delivery of this Series 2026 Bond, which has the effect of causing the interest payable on this Series 2026 Bond to become includable in the gross income of the Bondholder.

A "Determination of Taxability" shall be deemed to have occurred on the first to occur of the following:

(a) on that date when the City files any statement, supplemental statement of other tax schedule, return or document which discloses that an Event of Taxability shall have occurred (a "Supplemental Statement");

(b) on that date when the City is advised in writing by the Commissioner or any District Director of Internal Revenue that, based upon the filings of the City hereunder, or upon any review or audit of the City, or upon any other ground whatsoever, an Event of Taxability shall have occurred;

(c) on that date when the City receives notice from the Bondholder that the Bondholder has been advised by the Commissioner or any District Director of Internal Revenue that the interest on this Series 2026 Bond is includable in the gross income of Bondholder due to the occurrence of an Event of Taxability;

(d) on that date when the City is advised in writing by the Commissioner or any District Director of Internal Revenue that there has been issued a public or private ruling of the Internal Revenue Service or a technical advice memorandum issued by the national office of the Internal Revenue Service in which the City has participated or have been given the opportunity to participate which concludes that the interest on this Series 2026 Bond is includable in the gross income of the Bondholder due to the occurrence of an Event of Taxability; or

(e) on that date when the City is advised in writing that a final determination, from which no further right of appeal exists, has been entered by a court of competent jurisdiction in the United States of America in a proceeding with respect to which the City has been given written notice and an opportunity to participate and defend, which concludes that the interest on this Series 2026 Bond is includable in the gross income of the Bondholder due to the occurrence of an Event of Taxability.

No Determination of Taxability shall occur under subparagraph (b) above unless the City has been afforded the opportunity, at its expense, to contest any such conclusion and/or assessment and, further, no Determination of Taxability shall occur until such contest, if made, has been finally determined.

The rate of interest payable on this Series 2026 Bond shall be adjusted to the Adjusted Rate effective retroactively to the Date of Taxability. Any deficiency resulting from such retroactive adjustment in the interest rate shall be payable within sixty (60) days of the date of Determination of Taxability, together with an amount equal to any interest, penalties on overdue interest and additions to tax as referred to in Subchapter A of Chapter 68 of the Internal Revenue Code owing by Bondholder. The City shall also pay all reasonable administrative out-of-pocket and other expenses incurred by the Bondholder that are attributable to such event, including, without limitation, the costs incurred by the Bondholder to amend any of its tax returns, notwithstanding the repayment of the entire principal amount of the Series 2026 Bond or any transfer or assignment of the Series 2026 Bond. The obligation to pay interest retroactively as detailed above shall survive the payment in full of the principal of this Series 2026 Bond.

The person in whose name this Series 2026 Bond is registered shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of or on account of either principal or interest made to such registered owner shall be valid and effectual to satisfy and discharge the liability upon this Series 2026 Bond to the extent of the sum or sums so paid. This

Series 2026 Bond is registrable as transferred by the owner hereof in person or by his attorney duly authorized in writing at the principal corporate trust office of the Bond Registrar, all subject to the terms and conditions of the Ordinance.

To the extent and in the manner permitted by the Ordinance, modifications or alterations of the provisions thereof or of any supplement thereto or of the Bonds may be made by the City with the consent of the owners of at least two-thirds in principal amount of the Bonds then outstanding without necessity for notation hereon or reference thereto.

This Series 2026 Bond shall not be entitled to any benefit under the Ordinance or be valid or become obligatory for any purpose until this Series 2026 Bond shall have been authenticated by the execution by the Authentication Agent of the certificate of authentication hereon.

This Series 2026 Bond is issued with the intent that the laws of the State of Georgia shall govern its construction, and, in case of default, the owner hereof shall be entitled to the remedies provided by the Ordinance and by all applicable laws.

It is hereby recited and certified that all acts, conditions and things required to exist, happen or be performed precedent to and in the issuance of this Series 2026 Bond do exist, have happened and have been performed in due and legal time, form and manner as required by law and that provision has been made for the allocation of the anticipated revenue and receipts to be derived from the ownership and operation of the System in amounts sufficient to pay the principal of and interest on the Series 2017 Bonds, the Series 2020 Bonds, this Series 2026 Bond and any future series of Parity Bonds as the same shall mature and become due and, if needed, to maintain a reserve for that purpose and that said funds are irrevocably allocated and pledged to the payment of all of this Series 2026 Bond and any Parity Bonds and the interest thereon.

IN WITNESS WHEREOF, the City of Dalton has caused this Series 2026 Bond to be executed by the manual or facsimile signature of its Mayor and its corporate seal to be hereunto produced and attested by the manual or facsimile signature of its Clerk of Council, as of the day first above written.

CITY OF DALTON

(S E A L)

By: ________________________________
Annalee Sams, Mayor

Attest: ______________________________
Bernadette Chattam, Clerk

CERTIFICATE OF AUTHENTICATION

This Series 2026 Bond is the City of Dalton Combined Utilities Revenue Bond, Series 2026, described in the within-mentioned Ordinance.

Date of Authentication: ______________________

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
Authentication Agent

By: ______________________________________
Authorized Signatory

STATE OF GEORGIA)
) VALIDATION CERTIFICATE
WHITFIELD COUNTY)

I, the undersigned Clerk of the Superior Court of Whitfield County, State of Georgia, keeper of the records and seal thereof, hereby certify that this Bond was validated and confirmed by judgment of the Superior Court of Whitfield County, Georgia, on _________________, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand or caused my official signature and the seal of the Superior Court of Whitfield County, Georgia, to be produced hereon.

____
CLERK, SUPERIOR COURT
WHITFIELD COUNTY, GEORGIA

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto
____

____
PLEASE INSERT SOCIAL SECURITY OR OTHER IDENTIFYING NUMBER OF ASSIGNEE

____

____
Please print or typewrite name and address, including postal zip code of transferee.

____
the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints ____________________________________ Agent to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

____
Assignor

NOTICE: The signature to this Assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Date:__________________

Signature Guaranteed:

____
NOTICE: Signature(s) must be guaranteed by a member firm of the STAMP, SEMP or MSP signature guarantee medallion programs.

EXHIBIT A

DEBT SERVICE SCHEDULE

* * *

[END OF SERIES 2026 BOND FORM]

Section 8. Registration, Transfer and Exchange of Bonds. U.S. Bank Trust Company, National Association, Atlanta, Georgia, as Bond Registrar and Paying Agent for the Series 2026 Bond, shall keep registers for registration of transfer of the Series 2026 Bond. U.S. Bank Trust Company, National Association, Atlanta, Georgia, is also hereby designated Authentication Agent for purposes of authenticating any Series 2026 Bond issued hereunder or issued in exchange or in replacement for Series 2026 Bond previously issued.

Section 9. Creation of Series 2026 Projects Account. There has heretofore been created and established in the Original Bond Ordinance a trust fund to be designated as the "CITY OF DALTON, GEORGIA COMBINED UTILITIES - CONSTRUCTION FUND" (the "**Construction Fund**"). Simultaneously with the issuance and delivery of the Series 2026 Bond, the City shall deposit, or shall cause to be deposited, into a special account in the Construction Fund which is hereby created and designated the "Series 2026 Project Account," the amount from the proceeds of the sale of the Series 2026 Bond, as specified in Section 4 hereof, and any other funds acquired for such purpose by gift, donation, grant or otherwise. Such monies as are deposited in the Series 2026 Project Account of the Construction Fund shall be held by the Construction Fund Custodian and withdrawn only in accordance with the provisions and restrictions set forth in Article IV of the Original Bond Ordinance for the purpose of financing the Series 2026 Projects, and the City will not cause or permit to be paid therefrom any sums except in accordance herewith.

There shall be created two subaccounts within the Series 2026 Project Account designated the Series 2026 General Subaccount and the Chateau Generation Equipment Purchase Subaccount.

The Construction Fund Custodian is hereby authorized and directed to make each disbursement from the Series 2026 Project Account required by the provisions hereof upon receipt by the Construction Fund Custodian of a requisition executed by an officer of the Board of Water, Light & Sinking Fund Commissioners of the City (the "Commission"), properly authorized to sign on its behalf (the "**Authorized Representative**"), in substantially the form attached hereto as Exhibit A.

Notwithstanding the foregoing, the amounts held in the Chateau Generation Equipment Purchase Subaccount of the Series 2026 Project Account shall be used and applied to finance the Chateau Generation Equipment pursuant to the terms of the Equipment Supply Agreement. Regions Bank (the "Letter of Credit Provider") has provided a standby letter of credit in connection with financing of the Chateau Generation Equipment as required by the Equipment Supply Agreement (the "Standby Letter of Credit"). The Board of Water, Light and Sinking Fund Commissioners of the City of Dalton, Georgia, d/b/a Dalton Utilities and the Letter of Credit Provider entered into that certain Agreement for Irrevocable Standby Letter of Credit, dated as of March 3, 2026, in connection with the issuance of the Standby Letter of Credit. The City is hereby authorized to enter into any security agreement and/or collateral account control agreement with the Letter of Credit Provider pledging the Letter of Credit Provider a security interest in the amounts held in the Chateau Generation Equipment Purchase Subaccount of the Series 2026 Project Account. In addition, any disbursements from the Chateau Generation

Equipment Purchase Subaccount of the Series 2026 Project Account shall be approved in writing by the Letter of Credit Provider.

All monies in and all securities held for the Construction Fund shall be subject to a lien and charge in favor of the holders of the Series 2017 Bonds, the Series 2020 Bonds the Series 2026 Bond and any additional Parity Bonds and shall be held for the security of such holders until paid out as hereinafter provided.

The completion of the 2026 Projects and payment or provision for payment of all costs of the 2026 Projects shall be evidenced by the filing with the Construction Fund Custodian of a completion certificate signed by an Authorized Representative and delivered to the Construction Fund Custodian stating that, except for amounts retained by the Construction Fund Custodian for costs of the 2026 Projects not then due and payable, or the liability for which the Commission is, in good faith, contesting or disputing, (a) the 2026 Projects have been completed to the satisfaction of the Commission, and (b) the 2026 Projects are suitable and sufficient for the efficient operation as a "project" (as defined in the Revenue Bond Law). As soon as practicable and in any event not more than 60 days from the date of the certificate referred to in the preceding sentence, any balance remaining in the Series 2026 Project Account of the Construction Fund (except amounts the Commission shall have directed the Construction Fund Custodian in writing to retain for any cost of the 2026 Projects not then due and payable) shall without further authorization be transferred into the Sinking Fund and used to pay the next occurring installment of principal due on the Series 2026 Bonds.

Said account shall be used for the purposes herein provided and for the applicable purposes provided in Article IV of the Original Bond Ordinance, and moneys therein shall be expended in the manner and by the procedure established under the provisions of said Article IV of the Original Bond Ordinance. Said Article IV and each appropriate provision thereof are hereby declared applicable to the Series 2026 Bond and they are specifically reaffirmed and enacted as a part of this Series 2026 Bond Ordinance as if set forth verbatim herein.

Section 10. Creation of Series 2026 Costs of Issuance Fund. There has heretofore been created and established in the Original Bond Ordinance a trust fund to be designated as the "CITY OF DALTON, GEORGIA COMBINED UTILITIES – COSTS OF ISSUANCE FUND" (the "**Cost of Issuance Fund**"). Simultaneously with the issuance and delivery of the Series 2026 Bond, the City shall deposit, or shall cause to be deposited, into a special account in the Costs of Issuance Fund which is hereby created and designated the "Series 2026 Costs of Issuance Fund," the amount from the proceeds of the sale of the Series 2026 Bond as specified in Section 4 hereof. Such monies as are deposited in the Series 2026 Costs of Issuance Account of the Costs of Issuance Fund shall be held by the Costs of Issuance Fund Custodian and withdrawn only in accordance with the provisions and restrictions set forth in Article IV of the Original Bond Ordinance to pay the costs of issuance of the Series 2026 Bond, and the City will not cause or permit to be paid therefrom any sums except in accordance herewith.

Said fund shall be used for the purposes herein provided and for the applicable purposes provided in Article IV of the Original Bond Ordinance, and moneys therein shall be expended in the manner and by the procedure established under the provisions of said Article IV of the Original Bond Ordinance. Said Article IV and each appropriate provision thereof are hereby declared applicable to the Series 2026 Bond and they are specifically reaffirmed and enacted as a part of this Series 2026 Bond Ordinance as if set forth verbatim herein.

Section 11. Designation of Bond Registrar, Paying Agent, and Authentication Agent; Designation of Depositories and Custodians.

(a) U.S. Bank Trust Company, National Association, in the City of Atlanta, Georgia, is hereby designated as Bond Registrar, Paying Agent, and Authentication Agent for the Series 2026 Bond and the Sinking Fund Custodian.

(b) Truist Bank, in the City of Dalton, Georgia, is hereby designated as Revenue Fund Depository, the Renewal and Extension Fund Custodian, the Rebate Fund Custodian and the Rate Stabilization Fund Depository.

(c) Regions Bank is hereby designated as the Construction Fund Custodian and the Costs of Issuance Fund Custodian.

(d) The City or the Commission, from time to time, may designate in writing, by an authorized officer of the City or the Commission, a successor Bond Registrar, Paying Agent, and Authentication Agent, depository or custodian of any fund or account described in the Original Ordinance; provided such successor agrees to comply with the relevant provisions of Original Ordinance, as supplemented.

Section 12. Non-Arbitrage and Tax Covenants. The City covenants not to make or permit the use of, nor direct any depository or custodian to make any investment of, any proceeds of the Series 2026 Bond which, if such use or investment had been reasonably expected on the date of issuance of the Series 2026 Bond, would have caused the Series 2026 Bond to be "arbitrage" bonds within the meaning of the Internal Revenue Code of 1986, as amended (the "Code"), and such regulations promulgated from time to time thereunder as may be applicable to the Series 2026 Bond. The City further covenants that it will comply throughout the term of the bond with the requirements of said Code and any such applicable regulations to the end of preventing the bond from becoming an "arbitrage" bond. In addition, the City will take or cause to be taken all actions required to comply with all provisions of Federal law applicable to the Series 2026 Bond necessary to be complied with in order for the interest on the Series 2026 Bond to be exempt from Federal income taxation and it will not take nor permit anyone under its direction or control to take any action which would cause the exemption from Federal income taxation to be lost. Nothing contained in this Section 12 shall be construed to impose contractual obligations on the City which are more onerous or burdensome than the requirements (as they shall exist from time to time) of said Code and any such applicable regulations which must be observed in order to prevent the interest on the Series 2026 Bond from becoming subject to Federal income taxation. The City shall not knowingly invest or participate in the investment of any money held hereunder which investment would render interest on any bonds subject to Federal income taxation. The City will not take any action, or fail to take any action, if any such action or failure to take action would adversely affect the tax-exempt status of the interest on the Series 2026 Bond under Section 103 of the Code.

Section 13. Particular Covenants. All of the terms, covenants, conditions and provisions of the Original Bond Ordinance, except to the extent specifically amended by the terms of this Series 2026 Bond Ordinance relating to the Series 2026 Bond, are hereby declared applicable and are broadened and extended so long as to cover the Series 2026 Bond and they are specifically reaffirmed and enacted as a part of this Series 2026 Bond Ordinance as if set forth verbatim herein.

Section 14. Bondholder Provisions. (a) The Bondholder and its representatives are not registered municipal advisors and do not provide advice to municipal entities or obligated persons with respect to municipal financial products or the issuance of municipal securities (including regarding the structure, timing, terms and similar matters concerning municipal financial products or municipal securities issuances) or engage in the solicitation of municipal entities or obligated persons for the provision by non-affiliated persons of municipal advisory services and/or investment advisory services. With respect to any information, materials or communications provided by the Bondholder: (a) the Bondholder and its representatives are not recommending an action to any municipal entity or obligated person; (b) the Bondholder and its representatives are not acting as an advisor to any municipal entity or obligated person and do not owe a fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to any municipal entity or obligated person with respect to information, materials or communications; (c) the Bondholder and its representatives are acting for their own interests; and (d) the City has been informed that the City should discuss any information, materials or communications with any and all internal and external advisors and experts that the City deem appropriate before acting on any such information, materials or communications.

(b) The City acknowledges and agrees that the Bondholder is purchasing the Series 2026 Bond in evidence of a privately negotiated loan and in that connection the Series 2026 Bond shall not be (i) assigned a separate rating by any municipal securities rating agency, (ii) registered with The Depository Trust Company or any other securities depository, (iii) issued pursuant to any type of offering document or official statement or (iv) assigned a CUSIP number.

(c) The City represents and warrants to the Bondholder that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a Person named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of any such person. The City further represents and warrants to the Bondholder that the City and its principals, shareholders, members, partners, or affiliates, as applicable, are not directly or indirectly, engaged in, nor facilitating, the transactions contemplated by this transaction on behalf of any Person named as a Specially Designated National and Blocked Person.

Section 15. Validation. The Series 2026 Bond shall be validated in the manner provided in the Revenue Bond Law, as amended, and to that end notice of the adoption of this Series 2026 Bond Ordinance and a certified copy thereof shall be served immediately on the District Attorney of the Conasauga Judicial Circuit in order that proceedings for the confirmation and validation of the Series 2026 Bond by the Superior Court of Whitfield County may be instituted by said District Attorney.

Section 16. Continuing Disclosure. The City covenants that the disclosure requirements of U.S. Securities and Exchange Commission Rule 15c2-12 do not apply to the Series 2026 Bond because the issuance and delivery of the Series 2026 Bond to the purchaser thereof comply with the exemption contained in Section 15c2-12(d)(1)(i) of said rule.

Section 17. Authorization of Execution of 8038-G and Other Documents. The Mayor or Chief Financial Officer of the City is hereby authorized to direct the filing with the Internal Revenue Service a form 8038-G upon closing of the Series 2026 Bond. The proper officers and agents of the City are hereby authorized, empowered, and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of this Series 2026 Bond Ordinance and are further authorized to take any and all further actions and execute and deliver any and all other documents as may be necessary in the issuance of the Series 2026 Bond. All actions heretofore taken and all documents heretofore executed in connection with the issuance of the Series 2026 Bond are ratified and approved.

Section 18. Waiver of Performance Audit. The City hereby specifically waives the requirements of O.C.G.A.§ 36-82-100 that the expenditure of the proceeds of the Series 2026 Bond be subject to an ongoing performance audit or performance review, and authorizes such waiver to be published in the notice of hearing relating to the validation of the Series 2026 Bond.

Section 19. Severability. In case anyone or more of the provisions of this Series 2026 Bond Ordinance, or the Series 2026 Bond, shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions of this Series 2026 Bond Ordinance, or the bonds, but this Series 2026 Bond Ordinance and the Series 2026 Bond shall be construed and enforced as if such illegal or invalid provisions had not been contained therein.

Section 20. Proceedings Authorizing Parity Bonds. The provisions of the Original Bond Ordinance, the Series 2020 Ordinance and this Series 2026 Bond Ordinance and every sentence thereof and herein shall be construed as including and as being applicable to the Series 2017 Bonds, the Series 2020 Bonds, the Series 2026 Bond and any future series of Parity Bonds, and the Series 2017 Bonds, the Series 2020 Bonds, the Series 2026 Bond and any such Parity Bonds shall be treated for all intents and purposes, unless otherwise specifically stated, just as if they had been issued together with the initial series of bonds and pursuant to the terms of the Original Bond Ordinance, the Series 2020 Bond Ordinance and this Series 2026 Bond Ordinance.

Section 21. Audited Financial Statements. The City shall deliver to the Bondholder the annual audited financial statements of The Board of Water, Light and Sinking Fund Commissioners of the City of Dalton, within 270 days of the end of each fiscal year of the City, commencing with the fiscal year ending December 31, 2026.

Section 22. Waiver of Jury Trial. To the extent permitted by applicable law, each of the City and Bondholder irrevocably and voluntarily waives any right it may have to a trial by jury with respect to any controversy or claim between the City and Bondholder, whether arising in contract or tort or by statute, including but not limited to any controversy or claim that arises out of or relates to the term sheet provided by the Bondholder to the City, the Series 2026 Bond or any of the other documents associated with the Series 2026 Bond. This provision is a material inducement for the Bondholder's determination to make the loan represented by its purchase of the Series 2026 Bond and for the parties to enter into the associated documents and agreements.

Section 23. Transfer of Series 2026 Bond. Subject to the restrictions set forth in the form of Series 2026 Bond above, the Bondholder have the right to transfer and/or assign, in whole or in part, the Series 2026 Bond and its rights hereunder, or, in either case, any interest therein, to any person or entity in its sole and absolute discretion. Prior any transfer or assignment of the Series 2026 Bond, the transferee or assignee shall provide a written instrument executed by the transferee or assignee, in form and in substance reasonably satisfactory to the City stating, that: (i) the transferee or assignee is acquiring the Series 2026 Bond as an investment for its own account and not with a view to distribution or resale; (ii) the transferee or assignee understands the limited source of payment and the limited security for the Series 2026 Bond and has conducted its own due diligence investigation as to the Series 2026 Bond and sources of payment of the Series 2026 Bond and interest thereon and in the conduct of such investigation, the transferee has not relied on any representations of the Issuer; (iii) the transferee or assignee understands the risks involved in investing in the Series 2026 Bond (or in accepting the Series 2026 Bond as collateral security if the transferee or assignee is a pledgee of the Series 2026 Bond) and has the financial ability to accept such risk; (iv) the transferee or assignee understands that the City, nor any other person, is required, by the terms of the Series 2026 Bond or the Bond Ordinance, to provide continuing disclosure with respect to the Series 2026 Bond under Securities and Exchange Commission Rule 15c2-12; and (v) the subsequent transfer of the Series 2026 Bond by the transferee or assignee shall also be subject to the restrictions contained in this Section.

Adopted and approved on the 30th day of March, 2026, at the regular meeting of the Mayor and Council of the City of Dalton.

CITY OF DALTON, GEORGIA

By: ____
Annalee Sams, Mayor

Attest: ______________________________________
Bernadette Chattam, Clerk

The foregoing Ordinance received its first reading on March 16, 2026. Upon the motion for passage of the Ordinance made by Council member ________________________________, second by Council member ________________________________, and upon the question the vote is _______ ayes, ________ nays and the Ordinance is adopted.

Schedule 1

DEBT SERVICE

[Attached.]

EXHIBIT A

FORM OF REQUISITION

In accordance with the terms of the Bond Ordinance enacted October 6, 2017, as supplemented (the “Original Bond Ordinance”) by the Mayor and Council of the City of Dalton, Georgia (the “City”) and the Series 2026 Bond Ordinance enacted March 30, 2026 (the “Series 2026 Bond Ordinance” and, together with the Original Bond Ordinance, as supplemented, the “Ordinance”) by the Mayor and Council of the City, the Commission (as defined in the Ordinance), acting on behalf of the City, hereby requests the Custodian of the Construction Fund to pay the following persons the following amounts from the [Series 2026 General Subaccount] [Chateau Generation Equipment Purchase Subaccount] of the “2026 Project Account” within the Construction Fund for the following purposes:

Payee’s Name and Address	Invoice Number	Dollar Amount	Purpose

The Commission hereby certifies as follows:

1. An obligation in the stated amount has been incurred, is a proper charge against the Construction Fund and has not been paid.

2. A bill or statement of account for such obligation, or a copy thereof, is attached hereto or is on file in the office of the director of the Commission.

3. The undersigned has no notice of any vendor’s, mechanic’s or other liens or rights to liens, security interests, chattel mortgages, or conditional sales contracts which should be satisfied or discharge before such payment is made.

4. This requisition contains no item representing payment on account or any retained percentages which the Commission is, as of the date of this certification, entitled to retain.

5. Insofar as such obligation was incurred for work, materials, supplies or equipment, such work was actually performed or such materials, supplies or equipment were actually installed in or about the construction or delivered at the site of the work for that purpose.

THE BOARD OF WATER, LIGHT AND SINKING FUND COMMISSIONERS OF THE CITY OF DALTON

Dated: __________________________

By: _______________________________________
Title: Authorized Representative

For each Draw on Chateau Generation Equipment Purchase Subaccount:

Approved:

REGIONS BANK, as Letter of Credit Provider

By:_________________________
Title:________________________

EXHIBIT - A

CITY CLERK'S CERTIFICATE

I, the undersigned City Clerk of the City of Dalton, keeper of the records and seal thereof, hereby certify that the foregoing is a true and correct copy of an ordinance enacted by the Mayor and City Council of the City of Dalton in public meeting properly and lawfully assembled on March 30, 2026, the original of which resolution has been entered in the official records of the City under my supervision and is in my official possession, custody and control.

I further certify that the meeting was held in conformity with the requirements of Title 50, Chapter 14 of the Official Code of Georgia Annotated.

(SEAL)

____
Bernadette Chattam, Clerk

CITY COUNCIL AGENDA REQUEST

MEETING TYPE
Mayor & Council Meeting

MEETING DATE
3/30/2026

AGENDA ITEM
Review of (5) New 2026 New Alcohol Applications

DEPARTMENT
City Clerk’s Office

REQUESTED BY
Deputy Clerk – Gesse Cabrera

REVIEWED/APPROVED BY CITY ATTORNEY?
Yes

COST
N/A

FUNDING SOURCE IF NOT IN BUDGET
N/A

PLEASE PROVIDE A SUMMARY OF YOUR REQUEST, INCLUDING BACKGROUND INFORMATION TO EXPLAIN THE REQUEST:

Review of (5) five new 2026 Alcohol Beverage license application recommendations by the Public Safety Commission at its March 17, 2026 meeting.

2026 ALCOHOL BEVERAGE APPLICATION REVIEW/APPROVAL
PSC MEETING – TUESDAY MARCH 17, 2026
M&C MEETING – MARCH 30, 2026

(5) 2026 ALCOHOL APPLICATION(S)

1. Business Owner: Jay Ganesh 741, LLC
   d/b/a: Mapco #848
   Applicant: Raj Patel
   Business Address: 741 Riverbend Rd.
   License Type: Package Beer, Wine (Retail Store / Gas Station)
   Disposition: New
   PSC Recommendation: ☒ Approve

2. Business Owner: 1128 Dalton Food Mart, LLC
   d/b/a: Dalton Food Mart
   Applicant: Ashfaque Khan
   Business Address: 1128 S. Thornton Ave.
   License Type: Package Beer, Wine (Retail Store / Gas Station)
   Disposition: New
   PSC Recommendation: ☒ Approve

3. Business Owner: Al Mateen, LLC
   d/b/a: Dalton Food Mart
   Applicant: Imtiaz Hossain Rony
   Business Address: 1002 Underwood St.
   License Type: Package Beer, Wine (Retail Store)
   Disposition: New
   PSC Recommendation: ☒ Approve

4. Business Owner: Tacos el Cunao de Dalton, LLC
   d/b/a: Tacos el Cunao de Dalton, LLC
   Applicant: Hugo Benitez
   Business Address: 1704 Abutment Rd.
   License Type: Pouring Beer (Restaurant)
   Disposition: New
   PSC Recommendation: ☒ Approve

5. Business Owner: Renee Solis Torres
   d/b/a: El Reventon Night Club
   Applicant: Renee Solis Torres
   Business Address: 600 MLK Jr. Blvd
   License Type: Pouring Distilled Spirits (Bar)
   Disposition: License Addition
   PSC Recommendation: ☒ Approve

CITY COUNCIL AGENDA REQUEST

MEETING TYPE

Mayor & Council Meeting

MEETING DATE

3/30/2026

AGENDA ITEM

MOU with Carter Hope Center

DEPARTMENT

Administration

REQUESTED BY

Todd Pangle

REVIEWED/APPROVED BY CITY ATTORNEY?

Yes

COST

$74,000

FUNDING SOURCE IF NOT IN BUDGET

National Opioids Settlement

PLEASE PROVIDE A SUMMARY OF YOUR REQUEST, INCLUDING BACKGROUND INFORMATION TO EXPLAIN THE REQUEST:

Memorandum of Understanding with the Carter Hope Center for operational costs in regard to services provided for drug addiction prevention and treatment. Funds shall only be used for eligible expenditures as identified in the Settlement Agreement in the National Opioids Settlement.

MEMORANDUM OF UNDERSTANDING

GEORGIA, WHITFIELD

THIS MEMORANDUM OF UNDERSTANDING ("Agreement") is made and entered into this the ___ day of ___________, 2026, by and between the CITY OF DALTON, GEORGIA, a municipal corporation of the State of Georgia (hereinafter referred to as "the City") and W.O.L., INC., d/b/a Carter Hope Center, a Georgia non-profit corporation (hereinafter referred to as "CHC.")

WITNESSETH:

WHEREAS, CHC hosts Narcotics Anonymous and other programs in the City of Dalton which are designed to address and treat drug addiction; and

WHEREAS, the City has determined that there is a significant public benefit to the City by operation of CHC; and

WHEREAS, the City desires to provide certain funding for CHC through funds received ("Settlement Funds") from the settlement of certain litigation against certain opioid distributors and others, which is commonly referenced as the "National Opioids Settlement."

WHEREAS, Narcotics Anonymous and other programs conducted or supported by CHC are an approved use of settlement funds pursuant to the National Opioids Settlement as identified on Exhibit E, Schedule B of the Settlement Agreement in the National Opioids Settlement ("Approved Uses"); and

WHEREAS, the City and CHC previously entered into a memorandum of understanding dated June 30, 2025 for the allocation of certain Settlement Funds to CHC ("2025 MOU"); and

WHEREAS, the Settlement Funds referenced in the 2025 MOU have been fully paid to CHC; and

WHEREAS, the City now desires to allocate the sum of seventy-four thousand dollars ($74,000.00) from Settlement Funds to CHC for such Approved Uses by CHC for the current year;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and CHC herewith agree as follows:

-1-

The City shall remit to CHC the total sum of seventy-four thousand dollars ($74,000.00) ("City Funds") from the Settlement Funds, which may be paid via a lump sum or in monthly installments for no more than one year from the date of this Agreement, in the sole discretion of the City.

-2-

CHC shall use the City Funds only for the operation of CHC and only for Approved Uses, including rent, utilities, program materials, and supplies.

-3-

CHC shall provide the City with a complete financial statement showing the use of the City Funds after the City Funds have been exhausted and at such other times as may be reasonably requested by the City while CHC is utilizing City Funds.

-4-

CHC may make subsequent requests for funding by the City, which may be documented by subsequent agreement; however, nothing in this Agreement shall obligate the City to provide any such funds.

-5-

If the City makes a lump sum payment and CHC subsequently ceases operation or ceases to provide programming which constitutes one of the Approved Uses, the City shall be entitled to receive a prompt refund of any unused City Funds.

-6-

If any provision of this Agreement shall be invalid to any extent, then such provision shall be modified, if possible, to fulfill the intent of the parties as reflected in the original provision. The remainder of this Agreement, or the application of such provision to circumstances other than those to which it is held invalid, shall not be affected thereby and each provision of this Agreement shall be valid and enforced to the fullest extent provided by law.

-7-

The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the laws of the state of Georgia.

-8-

This Agreement constitutes the entire agreement and understanding between the parties hereto regarding the subject matter of this Agreement and supersedes and revokes any prior agreement or understanding related to the subject matter of this Agreement. No change, amendment, termination, or attempted waiver of any of the provisions hereof shall be binding upon the other party unless reduced to writing and signed by both parties hereto.

-9-

Any notices or communications required or permitted hereunder shall be sufficiently given if sent by regular mail addressed as follows:

As to the City: City Administrator
City of Dalton
P.O. Box 1205
Dalton, GA 30722-1205

As to CHC: Carter Hope Center
c/o Director
506 East Hawthorne Street
Dalton, GA 30721

or to such other address as shall be furnished by notice to the other party.

-10-

No waiver by either party hereto of any default by the other party in the performance of any provision of this Agreement shall operate as or be construed as a waiver of any future default, whether like, similar, or different in character.

-11-

The parties acknowledge that this Agreement is the result of negotiations and neither party shall be considered its drafter for purposes of stricter interpretation or construction.

IN WITNESS WHEREOF, we have affixed our hands and seals in our official capacities and as duly authorized officers who are authorized to specifically bind this Agreement to be effective as of the day and year first above written.

City of Dalton

By: ______________________________ Date: _________________
Mayor/Mayor Pro Tempore

Attest: ____________________________
Clerk
(SEAL)

W.O.L., Inc. d/b/a Carter Hope Center

By: ______________________________ Date: _________________

Print Name:________________________

Title:______________________________
[Corporate Seal]

DALTON
GEORGIA

CITY COUNCIL AGENDA REQUEST

MEETING TYPE

Mayor & Council Meeting

MEETING DATE

3/30/2026

AGENDA ITEM

Resolution 26-09 A Resolution to Accept Right of Way Deed from the JDA

DEPARTMENT

Administration

REQUESTED BY Andrew Parker

REVIEWED/APPROVED BY CITY ATTORNEY?

Yes

COST

N/A

FUNDING SOURCE IF NOT IN BUDGET

N/A

PLEASE PROVIDE A SUMMARY OF YOUR REQUEST, INCLUDING BACKGROUND INFORMATION TO EXPLAIN THE REQUEST:

Resolution 26-09 A Resolution to Accept Right of Way Deed from the Dalton Whitfield Joint Development Authority. The JDA has executed a Dedication of Public Right of Way Deed ("Deed") granting said Property to the City of Dalton, being those certain roads shown as Sorrel Drive, Flintwood Way, Jasmine Court, Sweetgum Street, Tulip Drive, Lantana Drive and Camellia Street according to a plat of survey prepare for Hamilton Village.

RESOLUTION 26-09

A RESOLUTION TO ACCEPT RIGHT OF WAY DEED

WHEREAS, the Dalton-Whitfield Joint Development Authority ("JDA") has completed construction of certain public roadways described as follows:

All that tract or parcel of land lying and being in Land Lot No. 257 in the 12th District and 3rd Section of Whitfield County, Georgia, and being those certain roads shown as Sorrel Drive, Flintwood Way, Jasmine Court, Sweetgum Street, Tulip Drive, Lantana Drive and Camellia Street according to a plat of survey prepare for Hamilton Village, by Craig M. Cook, Georgia Registered Land Surveyor No. 2691, dated January 19, 2026, last revised March 11, 2026, and recorded in Plat Book 000OF Page 1491, Whitfield County, Georgia Land Records, reference to which is hereby made and incorporated herein by reference.

("Property");

WHEREAS, the JDA desires to dedicate said Property to the City of Dalton for purposes of a public right of way;

WHEREAS, the dedication of said Property complies with the requirements of Sections 102-161 through 102-163 of the City of Dalton Code of Ordinances;

WHEREAS, it is in the best interest of the City of Dalton to accept said Property and the dedication of said public right of way; and

WHEREAS, the JDA has executed a Dedication of Public Right of Way Deed ("Deed") granting said Property to the City of Dalton, which is attached hereto as Exhibit 1;

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the City of Dalton hereby agrees to accept the Property and accept the dedication of said right of way as set forth in Exhibit 1, which Deed shall be recorded in the Whitfield County Land Records;

BE IT FURTHER RESOLVED, that the Mayor is authorized to execute any such other documents, instruments, certificates, assignments, and papers which, in the judgment of the Mayor, may be necessary and desirable to effect the proposed transaction. Such agreements, instruments, certificates, assignments, papers and/or documents shall be in such form and contain such terms and conditions as may be approved by the Mayor on behalf of the City in accordance with this Resolution, and the execution of such agreements, instruments, certificates, assignments, papers, and documents by the Mayor on behalf of the City is herein authorized and shall be conclusive evidence of any such approval;

BE IT FURTHER RESOLVED, that all acts and doings of the Mayor in connection with the proposed transaction which are in conformity with the purposes and intents of these Resolutions and in furtherance of the transaction contemplated hereby and thereby shall be, and the same hereby are, in all respects approved and confirmed;

BE IT FURTHER RESOLVED, that the signature of the Mayor to any of the consents, agreements, instruments, certificates, assignments, papers, and documents executed and delivered in connection therewith shall be conclusive evidence of the authority of the Mayor to execute and deliver such consents, agreements, instruments, certificates, assignments, papers, and other documents on behalf of the City.

BE IT FURTHER RESOLVED, that all resolutions or parts thereof of the City of Dalton in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

BE IT FURTHER RESOLVED, that these Resolutions shall take effect immediately upon their adoption.

SO RESOLVED, this ____ day of _______________, 2026.

CITY OF DALTON, GEORGIA

____
Mayor/Mayor Pro Tempore

ATTESTED TO:

____
City Clerk

EXHIBIT “1”

[Space above this line for recording data.]

Please Record and Return To:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

Tax Parcel No.: 12-257-07-055
12-257-07-057
12-257-07-065
12-257-07-064

DEDICATION OF PUBLIC RIGHT OF WAY

Georgia, Whitfield County

THIS INDENTURE made this _____ day of March, 2026, between the **Dalton-Whitfield Joint Development Authority**, a public body corporate and politic and an instrumentality of the State of Georgia, and a joint development authority duly created pursuant to the Development Authorities law of the State of Georgia, O.C.G.A. §36-62-1, et. seq., as amended, and activated by joint and concurrent resolutions of the governing bodies of Whitfield County, Georgia and the City of Dalton, Georgia, Grantor, and the **City of Dalton, Georgia,** a municipal corporation of the State of Georgia, as Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

THE GRANTOR, for and in consideration of the sum of ten dollars and other valuable considerations, in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Grantee all that tract or parcel of land as more particularly described in Exhibit "A" attached hereto, reference to which is hereby made and incorporated herein by reference.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever, in Fee simple. The said Grantor hereby dedicates Grantor's interest in said roads to public use and will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons.

IN WITNESS WHEREOF, this deed has been duly executed and sealed by Grantor the day and year first above written.

Signed, sealed and delivered
In the presence of:

____
Unofficial Witness

____
Notary Public

My commission expires:

[Notarial Seal]

ALLISON K HARP
NOTARY PUBLIC
MY COMMISSION EXPIRES
AUGUST 06, 2028
WALKER COUNTY, GEORGIA

Dalton-Whitfield Joint Development Authority

By:____________________________
Chairman

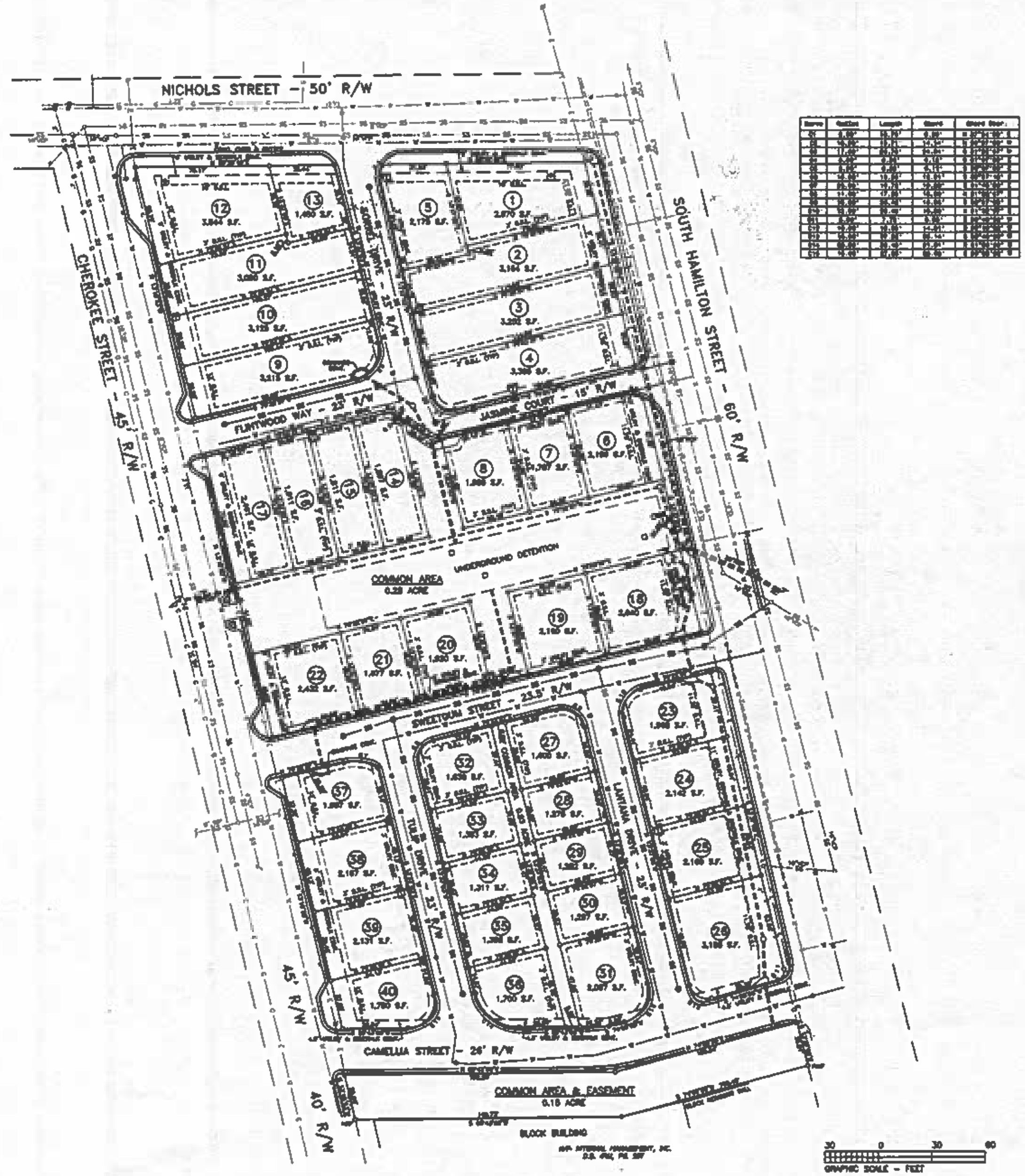
Attest:____________________________
Asst. Secretary

[Corporate Seal]

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot No. 257 in the 12th District and 3rd Section of Whitfield County, Georgia, and being those certain roads shown as Sorrel Drive, Flintwood Way, Jasmine Court, Sweetgum Street, Tulip Drive, Lantana Drive and Camellia Street according to a plat of survey prepare for Hamilton Village, by Craig M. Cook, Georgia Registered Land Surveyor No. 2691, dated January 19, 2026, last revised March 11, 2026, and recorded in Plat Book 0000F Page 1491, Whitfield County, Georgia Land Records, reference to which is hereby made and incorporated herein by reference.

E-Filed By:
Whitfield County Clerks Office
Clerk of Courts Babs Bailey
03/16/2026 10:00 AM
Plat Book: 0000F
Page: 1491
$10.00 FILING FEES



OWNER: DALTON-WHITFIELD JOINT DEVELOPMENT AUTHORITY
CONTACT: CARL CAMPBELL
EXECUTIVE DIRECTOR
100 S. HAMILTON STREET
DALTON, GA
706-280-1761
PARCEL #: 12-257-07-058, 057, 064 & 065
ZONING: U-PUD
PROPERTY DEED: D.B. 7074, PG. 666
SURVEY TYPE: MAJOR SUBDIVISION
TOTAL AREA SUBDIVIDED = 3.16 ACRES +/-
TOTAL NUMBER OF LOTS = 40
TOTAL LENGTH OF STREETS = 1,421 L.F.
BLDG. SETBACK LINES: FRONT = 3 FT. OR AS NOTED
SIDE = 3 FT. OR AS NOTED
REAR = 3 FT. OR AS NOTED

FINAL SUBDIVISION PLAT (PUD)

HAMILTON VILLAGE

LOCATED IN LAND LOT 257, 12TH DISTRICT, 3RD SECTION, WHITFIELD COUNTY, GEORGIA

CCA CRAIG M. COOK & ASSOC. LAND SURVEYORS, INC.
345 BONIFACIOUS ROAD
TUNNEL HILL, GA 30755

FIELD DATE: 02-12-25	JOB NO: 287
CREW: CC	FILE NO: 287 FP 3
PLAT DATE: 01-19-26	REVISED: 03-06-26
DRAWN BY: CC	
SCALE: 1"=30'	

CITY COUNCIL AGENDA REQUEST

MEETING TYPE

Mayor & Council Meeting

MEETING DATE

3/30/2026

AGENDA ITEM

Resolution 26-10 A Moratorium Extension on The Opening of Certain Businesses

DEPARTMENT

Administration

REQUESTED BY

Andrew Parker

REVIEWED/APPROVED BY CITY ATTORNEY?

Yes

COST

N/A

FUNDING SOURCE IF NOT IN BUDGET

N/A

PLEASE PROVIDE A SUMMARY OF YOUR REQUEST, INCLUDING BACKGROUND INFORMATION TO EXPLAIN THE REQUEST:

Resolution 26-10 – Extension of a Moratorium on The Opening of Certain Businesses related to adult entertainment establishments; event centers; extended stay hotels; stores that operate coin operated amusement machines ("COAM"); pawnbrokers, pawn shops, and title pawn stores ("Pawn Businesses"); and massage parlors; (all such businesses are hereinafter referenced collectively as the "Regulated Businesses"); until June 30, 2026.

RESOLUTION 26-10

A RESOLUTION FOR A MORATORIUM ON THE OPENING OF CERTAIN BUSINESSES

WHEREAS, the City of Dalton is charged with protecting the health, safety, and welfare of the residents of the City; and

WHEREAS, the Georgia Constitution and general laws of the State of Georgia vest the City of Dalton with substantial powers to adopt such ordinances and regulations which may be necessary to maintain the health, morals, safety, security, peace, and general welfare of the City; and

WHEREAS, the City of Dalton is presently analyzing certain code sections in order to revise and implement ordinances related to adult entertainment establishments; event centers; extended stay hotels; stores that operate coin operated amusement machines ("COAM"); pawnbrokers, pawn shops, and title pawn stores ("Pawn Businesses"); and massage parlors; (all such businesses are hereinafter referenced collectively as the "Regulated Businesses"); and

WHEREAS, the Regulated Businesses offer products and services that pose a danger to the health, safety, and welfare of the community without sufficient regulation; and

WHEREAS, the location and operation of the Regulated Businesses must be consistent with the City of Dalton Joint Comprehensive Plan; and

WHEREAS, Georgia law provides that a municipality may impose moratoria on a temporary basis under certain circumstances, which circumstances the Mayor and Council of the City of Dalton have determined exist with respect to Regulated Businesses in the City; and

WHEREAS, a temporary moratorium is needed to conduct a review of the Regulated Businesses and to determine where and under what terms and conditions it is most appropriate for the Regulated Businesses to operate in order to ensure the health, safety, and welfare of the community and to analyze consistency with the City of Dalton Joint Comprehensive Plan; and

WHEREAS, the current temporary moratorium on certain of the Regulated Businesses expires March 31, 2026; and

WHEREAS, the City needs additional time to complete its review and finalize the most appropriate regulations for all Regulated Businesses; and

WHEREAS, the Mayor and Council have determined that there is a substantial likelihood of inconsistent or insufficient regulation and a danger to the public if a moratorium is not extended to preserve the status quo and temporarily halt the opening of new Regulated Businesses while the City is undergoing a comprehensive review of its code pertaining to the Regulated Businesses; and

WHEREAS, the City has determined that it is in the best interests of the residents of the City to enact an additional temporary moratorium through and including June 30, 2026, on the Regulated Businesses to ensure uniformity of regulation and that all new regulations are in the best interest of the health, safety and welfare of residents of the City and consistent with the City of Dalton Joint Comprehensive Plan;

NOW, THEREFORE, **BE IT RESOLVED**, the City hereby enacts the emergency temporary moratorium on approval of any new Regulated Businesses to continue through and including June 30, 2026 unless said moratorium is repealed or extended; and

BE IT FURTHER RESOLVED, that during the moratorium neither the City nor any department or staff member shall accept applications for any new Regulated Businesses or issue licenses, permits, occupational tax certificates, or other approvals of any kind for the opening of any Regulated Businesses; and

BE IT FURTHER RESOLVED, that currently existing and approved Regulated Businesses shall not be prevented from operation or renewal as a result of this resolution, provided that such businesses do not otherwise become suspended or revoked during this moratorium; and

BE IT FURTHER RESOLVED, the above recitals are incorporated herein by reference; and

BE IT FURTHER RESOLVED, that all resolutions or parts thereof of the City of Dalton in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed; and

BE IT FURTHER RESOLVED, that these Resolutions shall take effect immediately upon their adoption.

SO RESOLVED, this _____ day of ________________, 2026.

CITY OF DALTON, GEORGIA

____
Mayor/Mayor Pro Tempore

ATTESTED TO:

____
City Clerk