



CITY OF DAHLONEGA

City Council Meeting Agenda

May 04, 2026, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

I. CALL TO ORDER

II. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

III. APPROVAL OF AGENDA

IV. PUBLIC COMMENTS - PLEASE LIMIT TO FOUR MINUTES PER SPEAKER

V. APPROVAL OF MINUTES

- (1.) Regular Meeting of April 6, 2026
Rhonda Hansard, City Clerk
- (2.) Public Hearing of April 20, 2026
Rhonda Hansard, City Clerk
- (3.) Work Session of April 20, 2026
Rhonda Hansard, City Clerk

VI. APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS

- (1.) Ratification of Joint Proclamation with Lumpkin County declaring the month of April 2026 as *Child Abuse Prevention Month* in the City of Dahlonega and Lumpkin County, Georgia
Sam Norton, Mayor

VII. CITY REPORTS

- (1.) Financial Report - March 2026
Allison Martin, City Manager

VIII. ORDINANCES AND RESOLUTIONS

- (1.) Suspension of enforcement of the City's Open Container Laws within the Hancock Park area for the *2026 Arts and Wine Festival*, beginning at 4:00 p.m. until 7:00 p.m. on May 15, 2026; and, 10:00 a.m. until 7:00 p.m. on May 16, 2026 and May 17, 2026
Rhonda Hansard, City Clerk
- (2.) Resolution Authorizing Participation in an Amicus Brief in *Chang v. City of Milton* on Remand before the Georgia Court of Appeals
Doug Parks, City Attorney

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

- (3.) REZN 26-2 Rezoning: James C. Parks, owner, by Applicant, Reservoir Point Holdings, LLC, and James C. Parks, Jr., Agent and Managing Member, seeks to rezone the subject property (Tax Parcel 078-178), located at 889 Wimpy Mill Road, Dahlonega, Georgia, from Zoning Classification O-I (Office/Industrial District) to Classification B-1 (Neighborhood Business District) excluding restaurant uses. The subject property contains 1.0 acre, more or less.
Doug Parks, City Attorney
- (4.) Ordinance 2026-01, Amendment 2: an Ordinance to amend the Code of the City of Dahlonega, Georgia which appears in the publication of the Code of the City of Dahlonega, Georgia at: Chapter 121: Reservoir Management Plan; and for other purposes
Allison Martin, City Manager

IX. CONTRACTS AND AGREEMENTS

- (1.) Lead and Cooper Rule Improvements Compliance Program Management - Additional Support Agreement with Hazen and Sawyer
Allison Martin, City Manager
- (2.) Amended quote from Consolidated Pipe and Supply Company, Inc. regarding Tower Radio AMI Meter Read System
Allison Martin, City Manager
- (3.) Water/Sewer Master Plan - Phase II Proposal
Allison Martin, City Manager

X. OTHER ITEMS

- (1.) Council authorization for the City Clerk to place asterisks (**) at Agenda Item Project 2025-010 (North Grove Street Phase 2) of the October 6, 2025 City Council Minutes, cross-referencing this Agenda Item to clarify the official action taken. This clarification reflects that the Council approved awarding Project 2025-010 (North Grove Street Phase 2) to Hasbun Construction, LLC in the contracted amount of \$408,749.99, with a fifteen percent (15%) contingency, for a total amount not to exceed \$470,000. This approval shall grant the City Clerk the authority to manually insert the asterisks as described above and to cross-reference this Item as a Scrivener's Error correction.
Rhonda Hansard, City Clerk
- (2.) Pedestrian Bridge Dedication Plaque
Allison Martin, City Manager and Mark Buchanan, City Engineer
Strategic Priority - Infrastructure
- (3.) New Event Request - Faithfully Testify, October 31, 2026
Ariel Alexander, Main Street Program Director
- (4.) 2026 Georgia Initiative for Community Housing (GICH) Letter of Support Authorization
Ariel Alexander, Economic Development/Main Street Director

(5.) Enota Streetlighting Proposal
Allison Martin, City Manager
Strategic Priority - Communication

(6.) Streetlight Request Policy
Allison Martin, City Manager
Strategic Priority - Effectively Manage Growth

**XI. STAFF / COUNCIL ANNOUNCEMENTS AND COMMENTS - PLEASE LIMIT TO
THREE MINUTES PER SPEAKER**

Clerk Comments

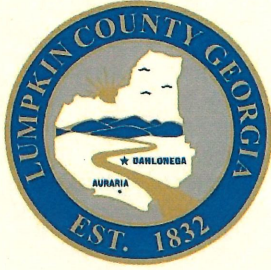
City Manager Comments

City Attorney Comments

City Council Comments

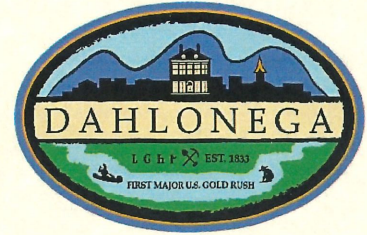
Mayor Comments

XII. ADJOURNMENT



Joint Proclamation

By
Lumpkin County
And
The City of Dahlonega



WHEREAS; More than 11,000 children were in foster care and thousands more children required the need of child protective services last year in Georgia; and

WHEREAS; Child abuse and neglect is a serious problem affecting every segment of our community, and finding solutions requires input and action from everyone; and

WHEREAS; Exposure to childhood trauma has a powerful adverse effect on life-long physical and mental health and is recognized nationally as a major public health issue; and

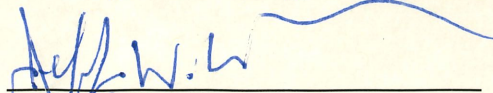
WHEREAS; Children are our most valuable resource, and they are also our most vulnerable. All of Georgia's children have a right to be safe and an opportunity to thrive, learn, and grow in an environment that fosters healthy development; and

WHEREAS; Child abuse and neglect can be prevented by supporting and strengthening Georgia's families, thus preventing the far-reaching effects of abuse and neglect, and providing the opportunity for children to develop healthy, trusting family bonds, and consequently, building the foundations of communities; and

WHEREAS; By providing a safe, stable, and nurturing environment for our children, we can ensure that all of Georgia's children have access to the support they need to grow to their full potential as the next generation of leaders, helping to secure the future of this state and nation.

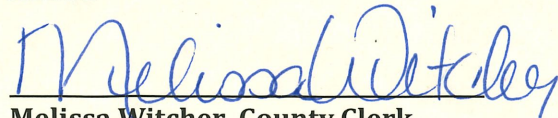
NOW, THEREFORE, BE IT RESOLVED that the City of Dahlonega and Lumpkin County hereby proclaim the month of April 2026 to be **Child Abuse Prevention Month**, and urge all citizens to recognize this month by dedicating ourselves to the task of improving the quality of life for all children and families.

Lumpkin County Georgia



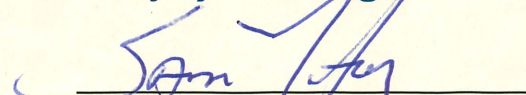
Jeff Moran, Vice Chairman

Attest:



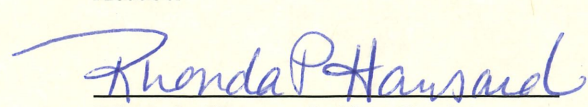
Melissa Witcher, County Clerk

City of Dahlonega



Sam Norton, Mayor

Attest:



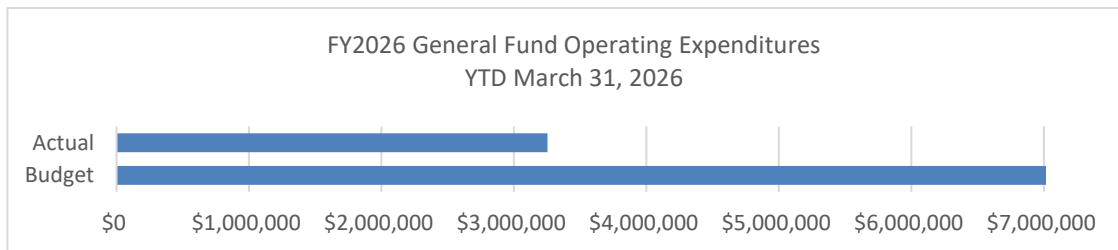
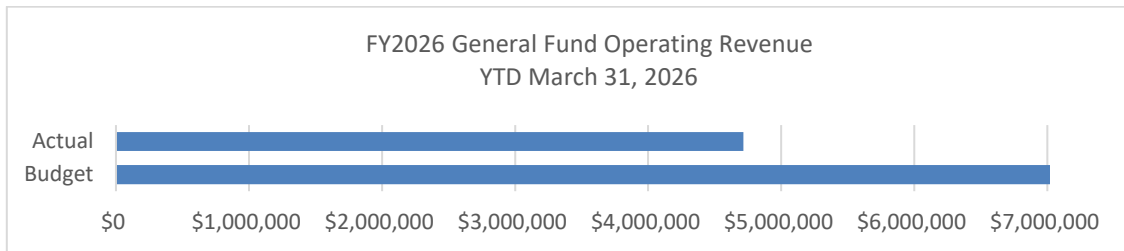
Rhonda Hansard, City Clerk



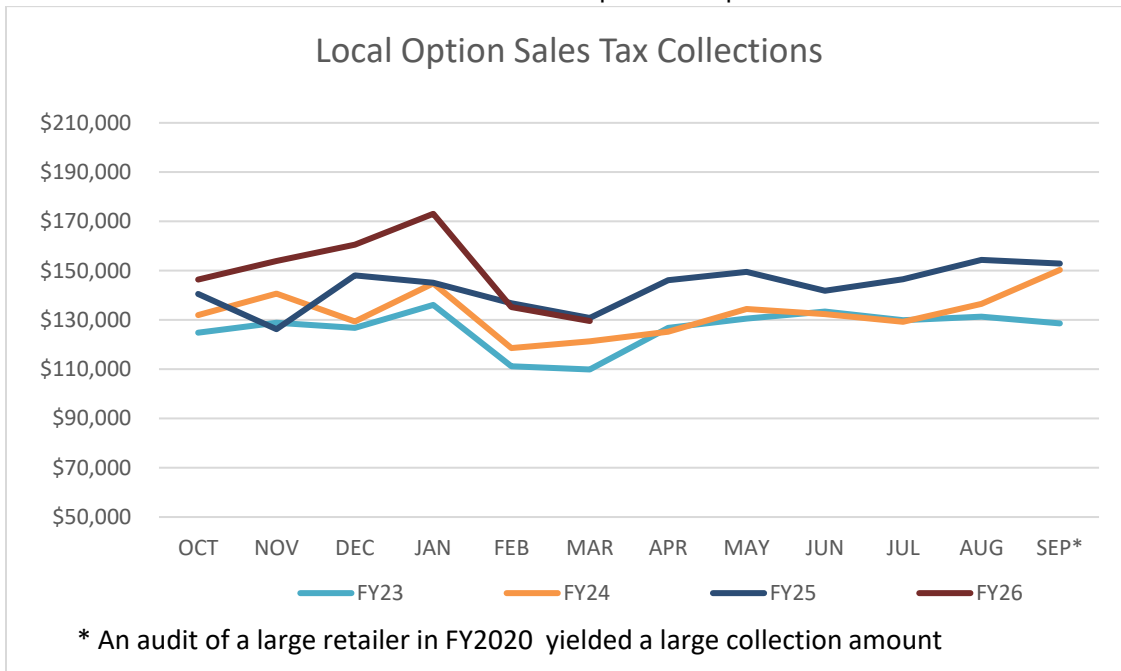
CITY OF DAHLONEGA MONTHLY FINANCIAL REPORTS

For the Six Months Ended March 31, 2026

GENERAL FUND



- The annual property tax bills were levied and mailed by the Tax Commissioner on October 20th with a December 20th due date. To date, 86.78% of the 2025 real & personal taxes budgeted have been collected.
- Sales tax collections remain strong and reflect collections 8.61% greater than FY25. The change in State law related to internet sales taxation continues to have a positive impact on our collections.



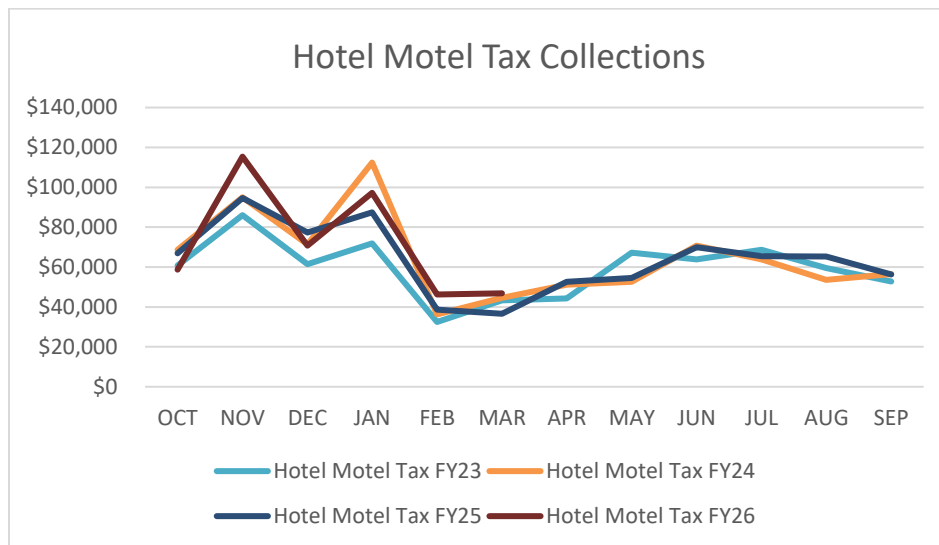
- The annual revenue for Insurance Premium Tax is \$818,605.92, which is 14.0% greater than last fiscal year. This amount is based on a pro-rata population formula.
- Alcoholic Beverage Tax and License revenue collected year-to-date is trending with the prior year.
- Permit revenue collected year-to-date is trending with last year's collections.
- Departments expenditures are in line with budget expectations.

DOWNTOWN DEVELOPMENT AUTHORITY

- Operational results are on track with the budget.

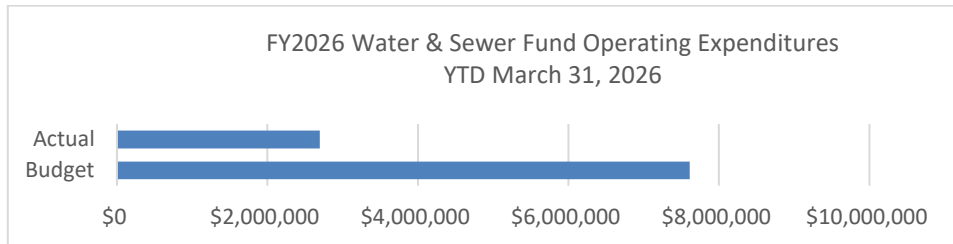
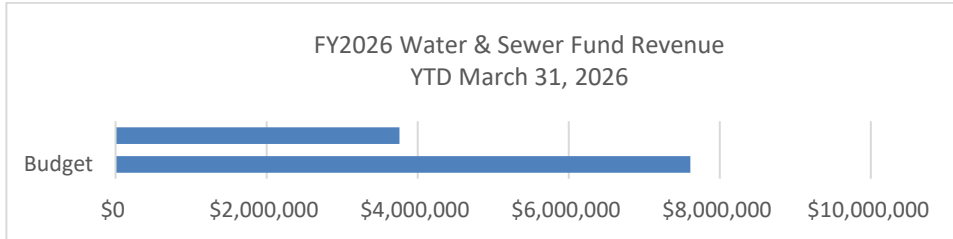
HOTEL/MOTEL TAX FUND

- FY26 is trending 8.35% greater than in the same period in FY25.



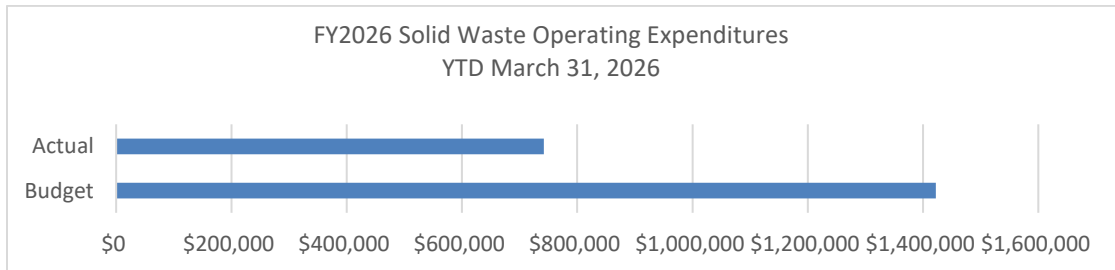
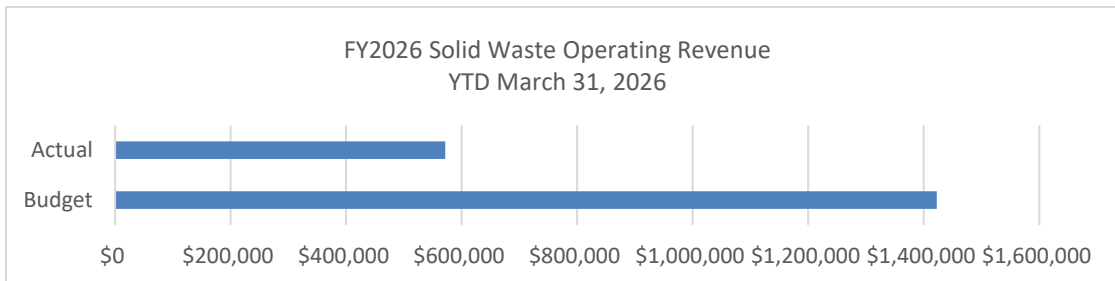
WATER AND SEWER FUND

- Water and sewer sales are trending along with budget projections. Revenue from water sales and sewer charges is 1.92% greater than the same period in FY25.
- All department expenses are in line with the budget.



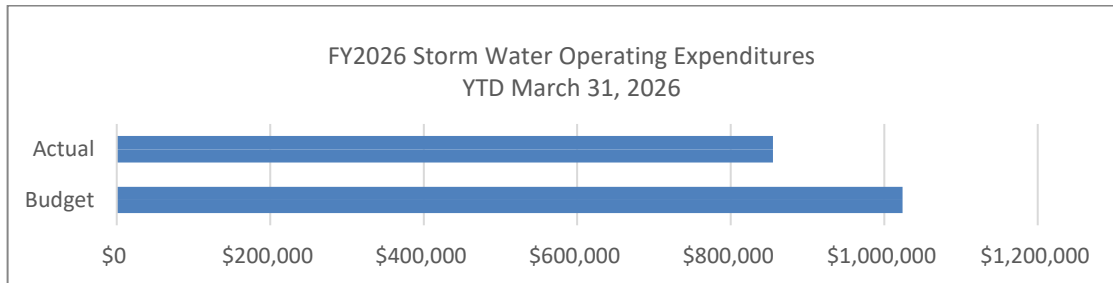
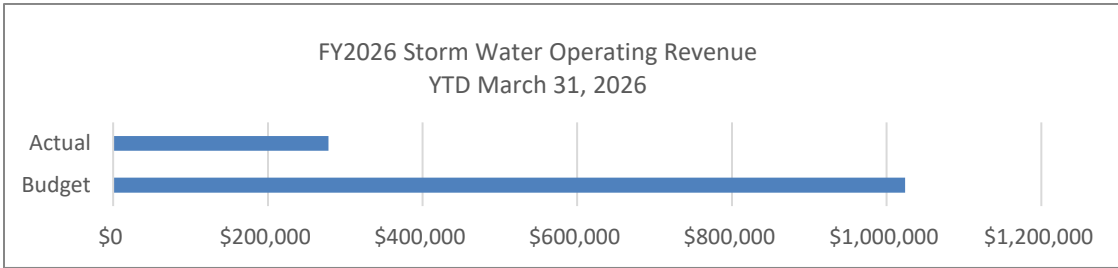
SOLID WASTE FUND

- Refuse Collection Charges are Revenues are 1.83% greater than the prior year.
- Expenses meet budget expectations.

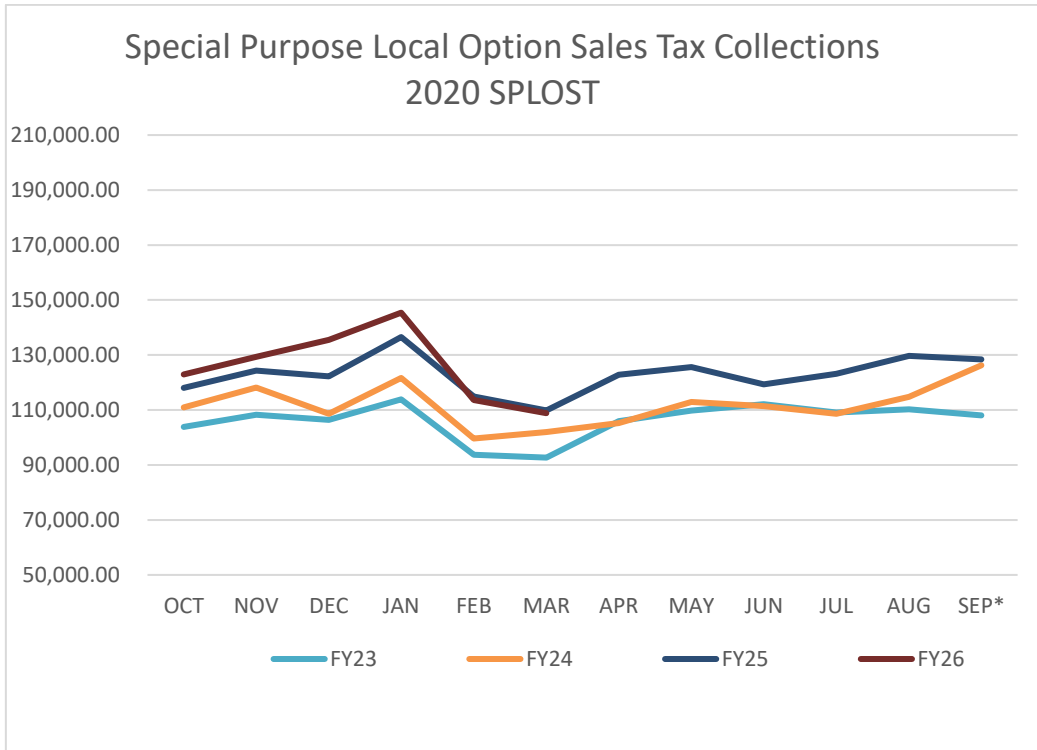


STORMWATER ENTERPRISE FUND

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

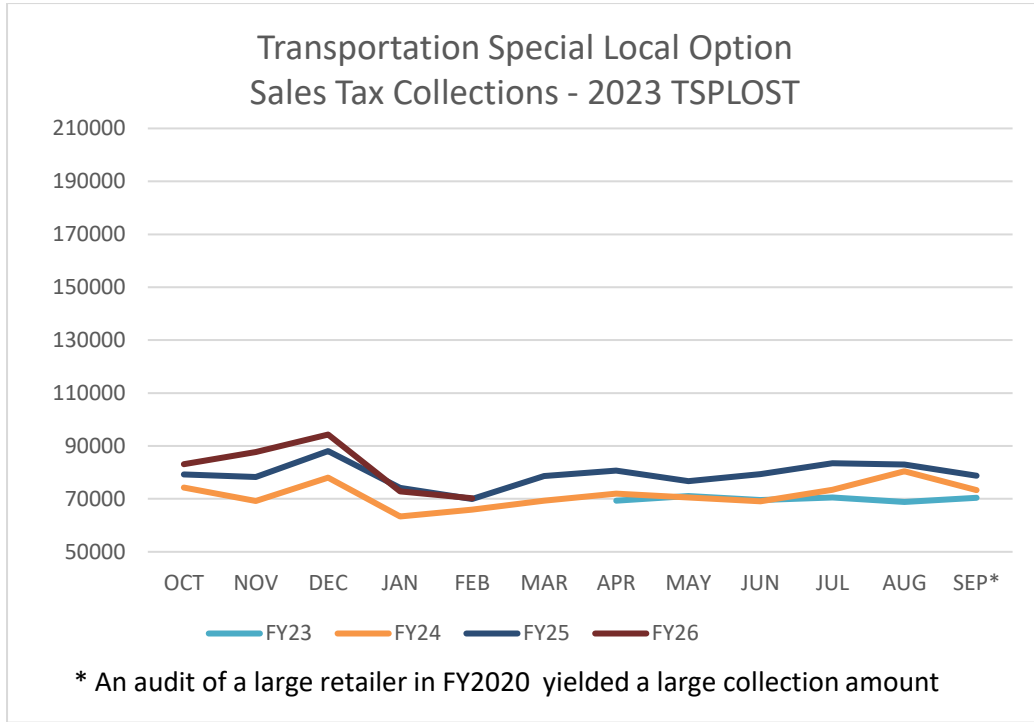


SPLOST FUND



- The current SPLOST continuation referendum has collections which run from April 2020 until March 2026.
- The City receives 21% of the net proceeds.
- Sales tax collections are 9.82% greater than FY25.
- The current SPLOST referendum project list is as follows:
 - 25% Roads and Bridges Resurfacing and Improvements
 - 25% Storm-water Infrastructure
 - 50% Water & Sewer System Improvements

TSPLOST



- The current TSPLOST referendum was approved in 2022 by the votes for collections which run beginning April 2023 until March 2028.
- The City receives 19% of net proceeds.
- Sales tax proceeds are 4.77% greater than FY25.
- There is a joint project proposed with the county and state. A portion of our monthly distribution is held in escrow pending finalization of funding based on the project cost. Should the joint project not require a local match, the city and county could choose another joint project or use those escrowed funds in their respective jurisdiction.
- The current TSPLOST referendum project list is as follows:
 - Roads and Bridges Construction & Equipment
 - Sidewalks Construction & Improvements
 - Bicycle Path Construction & Improvements

(Prepared for Council and Management by Finance Department April 28, 2026)

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 03/31/2026 NORMAL (ABNORMAL)	% BDGT USED
Fund 100 - GENERAL FUND				
	GENERAL PROPERTY TAXES	2,003,717.00	1,831,132.73	91.39
	GENERAL SALES AND USE TAXES	1,712,000.00	752,386.50	43.95
	SELECTIVE SALES AND USES TAXES	178,500.00	109,214.46	61.18
	ALCOHOLIC BEVERAGES LICENSES	134,000.00	128,675.00	96.03
	BUSINESS TAXES	895,039.00	978,465.44	109.32
	PENALTIES AND INTEREST	3,000.00	1,578.00	52.60
	PERMITS AND FEES	191,500.00	127,509.45	66.58
	INTERGOVERNMENTAL REVENUE	18,985.00	20,382.62	107.36
	CHARGES FOR SERVICES	882,434.00	450,836.08	51.09
	FINES AND FORFEITURES	181,600.00	114,394.21	62.99
	INVESTMENT INCOME	144,732.00	85,184.61	58.86
	CONTRIBUTIONS AND DONATIONS	0.00	0.00	0.00
	MISCELLANEOUS REVENUE	1,500.00	23,110.09	1,540.67
	OTHER FINANCIAL SOURCES	50,000.00	23,625.00	47.25
	OTHER CHARGES FOR SERVICES	10,000.00	13,001.49	130.01
	TRANSFERS IN FROM OTHER FUNDS	112,800.00	56,400.00	50.00
	APPROPRIATED FUND BALANCE	892,146.00	0.00	0.00
	TOTAL REVENUES	7,411,953.00	4,715,895.68	63.63
	LEGISLATIVE	511,656.00	132,617.61	25.92
	EXECUTIVE	325,937.00	179,874.91	55.19
	ELECTIONS	26,600.00	0.00	0.00
	GENERAL ADMINISTRATION	1,195,669.00	623,802.14	52.07
	MUNICIPAL COURT	322,950.00	79,855.69	24.73
	POLICE DEPARTMENT	1,316,519.00	549,702.80	40.42
	PUBLIC WORKS ADMINISTRATION	217,344.00	105,442.90	48.51
	STREETS	1,731,076.00	798,225.49	46.11
	MAINTENANCE AND SHOP	104,272.00	53,549.48	51.36
	CEMETERY	109,290.00	36,666.38	33.55
	PARKS	107,000.00	26,070.80	24.37
	COMMUNITY DEVELOPMENT	330,878.00	136,517.48	41.26
	NON-DEPARTMENTAL	50,000.00	0.00	0.00
	TRANSFERS OUT TO OTHER FUNDS	1,062,762.00	531,381.00	50.00
	TOTAL EXPENDITURES	7,411,953.00	3,253,706.68	43.63
Fund 100 - GENERAL FUND:				
	TOTAL REVENUES	7,411,953.00	4,715,895.68	63.63
	TOTAL EXPENDITURES	7,411,953.00	3,253,706.68	43.63
	NET OF REVENUES & EXPENDITURES	0.00	1,462,189.00	3,195.35

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 03/31/2026 NORMAL (ABNORMAL)	% BDGT USED
Fund 230 - DOWNTOWN DEVELOPMENT AUTHORITY				
	DAHLONEGA 2000	0.00	0.00	0.00
	NON-DEPARTMENTAL	0.00	0.00	0.00
	INTERGOVERNMENTAL REVENUE	0.00	0.00	0.00
	CHARGES FOR SERVICES	1,500.00	1,686.56	112.44
	INVESTMENT INCOME	8,900.00	1,404.74	15.78
	CONTRIBUTIONS AND DONATIONS	4,000.00	500.00	12.50
	MISCELLANEOUS REVENUE	15,900.00	7,593.00	47.75
	TRANSFERS IN FROM OTHER FUNDS	279,330.00	139,665.00	50.00
	APPROPRIATED FUND BALANCE	0.00	0.00	0.00
	TOTAL REVENUES	309,630.00	150,849.30	48.72
	DDA ADMINISTRATION	166,734.00	77,378.71	46.41
	TOURISM	13,500.00	5,241.09	38.82
	DOWNTOWN DEVELOPMENT	129,396.00	49,013.45	37.88
	NON-DEPARTMENTAL	0.00	0.00	0.00
	OTHER COSTS	0.00	0.00	0.00
	TRANSFERS OUT TO OTHER FUNDS	0.00	0.00	0.00
	TOTAL EXPENDITURES	309,630.00	131,633.25	42.51
Fund 230 - DOWNTOWN DEVELOPMENT AUTHORITY:				
	TOTAL REVENUES	309,630.00	150,849.30	48.72
	TOTAL EXPENDITURES	309,630.00	131,633.25	42.51
	NET OF REVENUES & EXPENDITURES	0.00	19,216.05	100.00

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 03/31/2026 NORMAL (ABNORMAL)	% BDGT USED
Fund 275 - HOTEL/MOTEL TAX FUND				
	HOTEL/MOTEL TAXES	720,000.00	435,665.86	60.51
	PENALTIES AND INTEREST	1,500.00	463.02	30.87
	CHARGES FOR SERVICES	0.00	0.00	0.00
	INVESTMENT INCOME	2,400.00	692.41	28.85
	TOTAL REVENUES	723,900.00	436,821.29	60.34
	PURCHASES/CONTRACTED SERVICES	305,550.00	116,554.89	38.15
	OTHER COSTS	0.00	0.00	0.00
	TRANSFERS OUT TO OTHER FUNDS	418,350.00	209,175.00	50.00
	TOTAL EXPENDITURES	723,900.00	325,729.89	45.00
Fund 275 - HOTEL/MOTEL TAX FUND:				
	TOTAL REVENUES	723,900.00	436,821.29	60.34
	TOTAL EXPENDITURES	723,900.00	325,729.89	45.00
	NET OF REVENUES & EXPENDITURES	0.00	111,091.40	100.00

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 03/31/2026 NORMAL (ABNORMAL)	% BDGT USED
Fund 505 - WATER AND SEWER ENTERPRISE FUND				
	INTERGOVERNMENTAL REVENUE	20,000.00	24,389.30	121.95
	FINES AND FORFEITURES	0.00	0.00	0.00
	INVESTMENT INCOME	395,582.00	165,731.52	65.15
	CONTRIBUTIONS AND DONATIONS	0.00	0.00	0.00
	MISCELLANEOUS REVENUE	15,000.00	11,610.48	77.40
	OTHER FINANCIAL SOURCES	0.00	0.00	0.00
	WATER CHARGES	3,781,486.00	1,660,150.95	43.90
	TAP FEES - WATER	175,000.00	157,740.00	90.14
	SEWER CHARGES	2,693,069.00	1,320,796.52	49.04
	TAP FEES - SEWER	175,000.00	179,250.00	102.43
	OTHER CHARGES FOR SERVICES	125,870.00	54,279.17	43.12
	TRANSFERS IN FROM OTHER FUNDS	230,807.00	186,000.00	50.00
	APPROPRIATED NET ASSETS	0.00	0.00	0.00
	TOTAL REVENUES	7,611,814.00	3,759,947.94	49.40
	SEWER LIFT STATIONS	340,311.00	117,906.87	33.47
	SEWER TREATMENT PLANT	1,162,557.00	481,073.23	40.59
	DISTRIBUTION AND COLLECTION	1,560,895.00	804,156.86	45.56
	WATER SUPPLY	345,380.00	98,243.43	28.45
	WATER TREATMENT PLANT	2,699,812.00	880,121.84	32.57
	CAPITAL OUTLAYS	1,149,000.00	234,022.11	15.47
	INTERFUND CHARGES	132,353.00	66,176.52	50.00
	DEPRECIATION AND AMORTIZATION	0.00	0.00	0.00
	OTHER COSTS	221,506.00	14,223.16	8.81
	TRANSFERS OUT TO OTHER FUNDS	0.00	0.00	0.00
	TOTAL EXPENDITURES	7,611,814.00	2,695,924.02	33.05
Fund 505 - WATER AND SEWER ENTERPRISE FUND:				
	TOTAL REVENUES	7,611,814.00	3,759,947.94	49.40
	TOTAL EXPENDITURES	7,611,814.00	2,695,924.02	33.05
	NET OF REVENUES & EXPENDITURES	0.00	1,064,023.92	195.35

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 03/31/2026 NORMAL (ABNORMAL)	% BDGT USED
Fund 540 - SOLID WASTE ENTERPRISE FUND				
	INTERGOVERNMENTAL REVENUE	0.00	0.00	0.00
	CHARGES FOR SERVICES	500.00	800.00	160.00
	INVESTMENT INCOME	20,000.00	3,922.42	19.61
	MISCELLANEOUS REVENUE	2,000.00	1,136.60	56.83
	OTHER FINANCIAL SOURCES	0.00	0.00	0.00
	OTHER CHARGES FOR SERVICES	7,500.00	5,839.47	77.86
	REFUSE COLLECTION CHARGES	1,094,770.00	559,813.76	51.14
	TRANSFERS IN FROM OTHER FUNDS	0.00	0.00	0.00
	APPROPRIATED NET ASSETS	297,563.00	0.00	0.00
	TOTAL REVENUES	1,422,333.00	571,512.25	40.18
	PERSONAL SERVICES AND EMPLOYEE BENEFITS	535,859.00	274,875.58	51.30
	PURCHASES/CONTRACTED SERVICES	352,200.00	141,089.34	40.06
	SUPPLIES	112,700.00	31,910.39	28.31
	CAPITAL OUTLAYS	300,000.00	243,171.75	81.06
	INTERFUND CHARGES	101,574.00	50,787.00	50.00
	DEPRECIATION AND AMORTIZATION	0.00	0.00	0.00
	OTHER COSTS	20,000.00	0.00	0.00
	DEBT SERVICE	0.00	0.00	0.00
	TRANSFERS OUT TO OTHER FUNDS	0.00	0.00	0.00
	TOTAL EXPENDITURES	1,422,333.00	741,834.06	52.16
Fund 540 - SOLID WASTE ENTERPRISE FUND:				
	TOTAL REVENUES	1,422,333.00	571,512.25	40.18
	TOTAL EXPENDITURES	1,422,333.00	741,834.06	52.16
	NET OF REVENUES & EXPENDITURES	0.00	(170,321.81)	100.00

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 03/31/2026 NORMAL (ABNORMAL)	% BDGT USED
Fund 560 - STORMWATER ENTERPRISE FUND				
	INTERGOVERNMENTAL REVENUE	0.00	0.00	0.00
	INVESTMENT INCOME	15,000.00	3,139.53	20.93
	OTHER CHARGES FOR SERVICES	1,000.00	1,114.58	111.46
	TRANSFERS IN FROM OTHER FUNDS	186,000.00	93,000.00	50.00
	APPROPRIATED NET ASSETS	473,857.00	0.00	0.00
	STORMWATER UTILITY CHARGES	348,000.00	181,146.38	52.05
	TOTAL REVENUES	1,023,857.00	278,400.49	27.19
NON-DEPARTMENTAL				
	PERSONAL SERVICES AND EMPLOYEE BENEFITS	0.00	0.00	0.00
	PURCHASES/CONTRACTED SERVICES	0.00	37,834.89	100.00
	SUPPLIES	17,000.00	537.50	3.16
	CAPITAL OUTLAYS	1,500.00	51.05	3.40
	INTERFUND CHARGES	410,000.00	519,035.66	41.65
	DEPRECIATION AND AMORTIZATION	595,357.00	297,678.48	50.00
	OTHER COSTS	0.00	0.00	0.00
	TOTAL EXPENDITURES	1,023,857.00	855,137.58	45.97
Fund 560 - STORMWATER ENTERPRISE FUND:				
	TOTAL REVENUES	1,023,857.00	278,400.49	27.19
	TOTAL EXPENDITURES	1,023,857.00	855,137.58	45.97
	NET OF REVENUES & EXPENDITURES	0.00	(576,737.09)	68.96
TOTAL REVENUES - ALL FUNDS				
	TOTAL REVENUES - ALL FUNDS	18,503,487.00	9,913,426.95	53.58
TOTAL EXPENDITURES - ALL FUNDS				
	TOTAL EXPENDITURES - ALL FUNDS	18,503,487.00	8,003,965.48	40.16
	NET OF REVENUES & EXPENDITURES	0.00	1,909,461.47	133.83



City Council Agenda Memo

DATE: 4/20/2026
TITLE: Suspension of enforcement of the City's Open Container Laws within the Hancock Park area for the 2026 Arts and Wine Festival, beginning at 4:00 p.m. until 7:00 p.m. on May 15, 2026; and, 10:00 a.m. until 7:00 p.m. on May 16, 2026 and May 17, 2026
PRESENTED BY: Rhonda Hansard, City Clerk
PRIORITY Select a Priority

AGENDA ITEM DESCRIPTION

Staff requests Council's direction regarding the temporary suspension of enforcement of the City's Open Container Laws within the Hancock Park area during the *2026 Arts and Wine Festival*. The proposed suspension would be in effect from 4:00 p.m. until 7:00 p.m. on May 15, 2026; and, 10:00 a.m. until 7:00 p.m. on May 16, 2026 and May 17, 2026.

The City Clerk's Office has received and reviewed all required documentation associated with this request, including the Request for Temporary Special Event Alcohol License; an event footprint identifying the area where alcoholic beverages will be served (Exhibit "A"); and, the Event Permit Application Request. Staff has verified that all submitted materials have been properly completed.

HISTORY/PAST ACTION

This is an annual festival that Council has previously approved.

FINANCIAL IMPACT

The City requires a \$100 per day fee for the Temporary Special Events Alcohol License; this event will last three days (\$300).

RECOMMENDATION

Suspend enforcement of the City's Open Container Laws within the Hancock Park area as presented.

SUGGESTED MOTIONS

Motion to suspend enforcement of the City's Open Container Laws, including but not limited to The Code of the City of Dahlonega, Georgia, Chapter 22, Article II, Section 22-32, Section 22-33, Section 22-34, and Section 22-35 within the Hancock Park area as depicted on the *Alcohol Boundary Map* for the 2026 Arts and Wine Festival, beginning at 4:00 p.m. until 7:00 p.m. on May 15, 2026; and, 10:00 a.m. until 7:00 p.m. on May 16, 2026 and May 17, 2026.

ATTACHMENTS

Alcohol Boundary Map

Exhibit "A"

Alcohol Boundary for the 2026 Dahlonega Arts and Wine Festival



RESOLUTION OF THE CITY OF DAHLONEGA, GEORGIA

AUTHORIZING PARTICIPATION IN AN AMICUS BRIEF IN CHANG v. CITY OF MILTON ON REMAND BEFORE THE GEORGIA COURT OF APPEALS OR, IF WARRANTED, THE GEORGIA SUPREME COURT

WHEREAS, the litigation styled Chang v. City of Milton arises from claims asserted against the City of Milton, Georgia, related to a 2016 motor vehicle collision on Batesville Road;

WHEREAS, on September 16, 2024, the Georgia Court of Appeals issued its decision in City of Milton v. Chang, 373 Ga. App. 667 (2024);

WHEREAS, the Supreme Court of Georgia thereafter granted certiorari and, on March 12, 2026, vacated the Court of Appeals decision and remanded the case for further proceedings, holding that a municipality's ministerial duty over roadway upkeep and repair did not apply where the alleged unsafe condition was outside the lanes of ordinary travel, City of Milton v. Chang, 2026 WL 695364;

WHEREAS, following remand, the Georgia Court of Appeals will consider the separate question of whether a Georgia municipality may nevertheless be subjected to liability under a so-called nuisance theory for personal injury claims;

WHEREAS, the City recognizes that any asserted waiver of sovereign immunity for nuisance claims resulting in personal injury does not arise from any express constitutional or statutory waiver applicable to municipalities, but instead traces to judicial decisions such as Town of Fort Oglethorpe v. Phillips, 224 Ga. 834 (1968);

WHEREAS, the Supreme Court of Georgia explained in Georgia Department of Natural Resources v. Center for a Sustainable Coast, Inc., 294 Ga. 593 (2014), that waivers of sovereign immunity must come from the Constitution or the General Assembly and that courts may not create new exceptions to sovereign immunity;

WHEREAS, in Mayor & C. of Savannah v. Palmerio, 242 Ga. 224 (1978), Justice Hall, in a concurring opinion, advised that “the time is long past for this court to re-examine its opinion in Town of Ft. Oglethorpe v. Phillips, 224 Ga. 834, 165 S.E.2d 141 (1968);”

WHEREAS, in Gatto v. City of Statesboro, 312 Ga. 164, fn. 6 (2021), the Court observed “[s]ome of us have doubts about the legal foundations of Phillips, which also divorced municipal nuisance liability from its basis in our Constitution's Takings Clause;”

WHEREAS, a nuisance theory that permits personal-injury claims against cities, but not counties, creates an uneven exposure to liability that is not supported by a clear constitutional or statutory waiver;

WHEREAS, Georgia law has long distinguished between nuisance claims that implicate the Takings Clause and nuisance claims seeking damages for personal injury;

WHEREAS, municipalities across the State have a substantial interest in ensuring that any waiver of sovereign immunity remains tied to a constitutional or statutory foundation rather than a judicially created expansion;

WHEREAS, the City finds that it is in the best interests of its citizens and residents to support the City of Milton in seeking an appellate ruling that there is no waiver of municipal sovereign immunity for an alleged nuisance resulting in personal injury, outside the limited context of a nuisance claim amounting to a constitutional taking; and

WHEREAS, the City further finds that Georgia cities should have their collective voice heard on this issue of statewide importance through coordinated amicus participation before the Georgia Court of Appeals and/or the Georgia Supreme Court.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF DAHLONEGA, that:

- The City authorizes participation in, support for, and joinder with an amicus curiae brief or briefs to be filed in Chang v. City of Milton on remand before the Georgia Court of Appeals and/or, if further appellate proceedings occur after the Court of Appeals, before the Georgia Supreme Court, and authorizes the City's name to be included as an amicus participant.
- The City supports the position that any purported waiver of a city's sovereign immunity for nuisance claims seeking recovery for personal injury is a judicially created doctrine rather than an express waiver grounded in the Georgia Constitution or an act of the General Assembly.
- The City supports the position that, consistent with Sustainable Coast and related sovereign-immunity precedent, no waiver of municipal sovereign immunity exists for an alleged nuisance resulting in personal injury.
- The Mayor, City Manager, City Attorney, and such other officers as may be appropriate are authorized to take all actions reasonably necessary to implement this Resolution and to coordinate with counsel for the City of Milton and other participating municipalities.

SO RESOLVED this ____ day of _____, 2026.

CITY OF DAHLONEGA, GEORGIA

ATTEST:

Sam Norton, Mayor

Rhonda Hansard, City Clerk



Agenda Memo

DATE: 5/4/2026
TITLE: REZN 26-2
PRESENTED BY: Doug Parks, City Attorney
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

REZN 26-2 Rezoning: James C. Parks, owner, by Applicant, Reservoir Point Holdings, LLC, and James C. Parks, Jr., Agent and Managing Member, seeks to rezone the subject property (Tax Parcel 078-178), located at 889 Wimpy Mill Road, Dahlonega, Georgia, from Zoning Classification O-I (Office/Industrial District) to Classification B-1 (Neighborhood Business District) excluding restaurant uses. The subject property contains 1.0 acre, more or less.

HISTORY/PAST ACTION

The Planning Commission at its public hearing on this matter recommended approval with conditions.

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval with the following conditions:

1. The following B-1 permitted uses shall be prohibited: bake shops and bakeries; food and grocery stores; food catering establishments; ice cream and yogurt shops, restaurants, snack and sandwich shops.
 2. Any expansion of parking areas shall be pervious in nature.
-

SUGGESTED MOTIONS

Motions to approve when action is to be taken subject to the conditions suggested.

ATTACHMENTS

Ordinance.

**CITY OF DAHLONEGA
ORDINANCE 2026-102**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF DAHLONEGA, GEORGIA, ON A PARCEL OF LAND CONSISTING OF 1.0 ACRES, MORE OR LESS, LYING WITHIN TAX PARCEL 078 178. SAID PARCEL OF LAND LOCATED IN LAND LOT 981 OF THE 12th DISTRICT, 1st SECTION, CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA RECORDS AND IS OWNED BY JAMES C. PARKS; AND REQUIRING ADDITIONAL CONDITIONS OF ZONING.

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

SECTION I.

That from and after the passage of this Ordinance the land described in the Legal Description incorporated into this Ordinance shall be zoned and so designated on the Zoning Map of the City of Dahlonega in classification B-1 (Neighborhood Business District). However, as a condition the following B-1 permitted uses shall be prohibited: bake shops and bakeries; food and grocery stores; food catering establishments; ice cream and yogurt shops, restaurants, snack and sandwich shops. As a further condition, any expansion of the existing parking area surfaces shall not be impervious in nature.

LEGAL DESCRIPTION

889 Wimpy Mill Road Dahlonega, Georgia 30533
Metes and Bounds Description

All that tract or parcel of land lying and being in Land Lot 981, 12th District, 1st Section, Lumpkin County, Georgia, being inside the City Limits of Dahlonega, and being more particularly described as follows:

COMMENCING at a 4"x4" concrete monument found at the common corner of Land Lots 980, 981, 1002 and 1003;

THENCE, along the eastern line of Land Lot 981, S 00°32'25" E a distance of 700.08' to a ½" capped rod found on the northerly right-of-way of Wimpy Mill Road (a 100' right-of-way),

THENCE, leaving said Land Lot Line and following along the aforementioned right-of-way, S 55°11'30" W a distance of 70.51' to a capped ½" rebar set, said ½" rebar set being the POINT OF BEGINNING.

THENCE, continuing along the northerly right-of-way of Wimpy Mill Road, S 55°11'30" W a distance of 167.85' to a ½" capped rod found at the right-of-way intersection of Wimpy Mill Road and Sky Country Road (a 60' right-of-way);

THENCE, leaving the right-of-way of Wimpy Mill Road and following along the easterly right-of-way of Sky Country Road, N 34°38'21" W a distance of 118.85' to a point;

THENCE, with a curve turning to the right an arc length of 108.00', (having a radius of 345.00') and being subtended by a chord bearing of N 25°40'17" W, with a chord length of 107.56' to a point;

THENCE, N 16°42'12" W a distance of 55.66' to a point;

THENCE, leaving said right-of-way, N 68°11'44" E a distance of 145.37' to a capped ½" rebar set;

THENCE, S 32°49'08" E a distance of 245.39' to a capped ½" rebar set, said ½" rebar set being the POINT OF BEGINNING.

Said parcel having a total area of 1.00 Acres as shown on a plat prepared by Davis Engineering and Surveying dated 11-06-2025.

SECTION II.

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

SECTION III.

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

SECTION IV.

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

APPROVED THIS _____ DAY OF _____ 2026, BY THE CITY COUNCIL OF THE CITY OF DAHLONEGA, GEORGIA.

Attest:

Sam Norton, Mayor

Rhonda Hansard, City Clerk

2025 Reservoir Management Plan Ordinance

Ordinance 2026-01, Amendment 2

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA, GEORGIA WHICH APPEARS IN THE PUBLICATION OF THE CODE OF THE CITY OF DAHLONEGA, GEORGIA AT: CHAPER 121: RESERVOIR MANAGEMENT PLAN; AND FOR OTHER PURPOSES

Short title: “An ordinance to revise the Reservoir Management Plan of the City of Dahlonega”

WHEREAS, the City Council of Dahlonega adopted a Reservoir Management Plan for the City’s Lake Zwerner reservoir August 1, 2005; and,

WHEREAS, the City Council of Dahlonega, Georgia adopted Amendment One to the Reservoir Management Plan on October 2, 2006; and,

WHEREAS, the City Council of Dahlonega desires to update and amend the Reservoir Management Plan further by way of this Amendment Two.

NOW, THEREFORE, be it ordained, and it is so ordained by the authority of the City Council of Dahlonega, that Chapter 121; shall further be amended to incorporate by reference in its entirety a document entitled City of Dahlonega, Georgia Reservoir Management Plan of December 2025.

Adopted and ordained this 4th day of May, 2026.

By:

Sam Norton, Mayor

Attest:

Rhonda Hansard, City Clerk

Yahoola Creek Reservoir Management Plan

December 2025



Table of Contents

<u>Section</u>	<u>Page</u>
Definitions.....	3
Background.....	4
Watershed Description.....	8
Objectives.....	9
Education.....	12
Buffer Restrictions.....	13
Appendices:	
A. Detailed Map of Reservoir.....	15
B. Security/ Maintenance Plan.....	17
C. Current RMP Ordinance 2005-4.....	19
D. Draft 2025 RMP Ordinance.....	22

Definitions (Taken from 2005-4 City of Dahlonega RMP Ordinance)

Buffer means a natural or enhanced vegetated area with no or limited minor land disturbances, such as trails and picnic areas.

Corridor means all land within the buffer areas.

Impervious Surface means a man-made structure or surface that prevents the infiltration of stormwater into the ground below the structure or surface. Examples include buildings, roads, driveways, parking lots, decks, swimming pools, or patios.

Reservoir Boundary means the edge of a water supply reservoir defined by its normal pool elevation. The reservoir boundary of the Yahoola Reservoir shall be at approximately 1238 NGVD (National Geodetic Vertical Datum, formerly known as mean sea level).

Reservoir Property means all of the water supply reservoir, 150-foot buffer, plus adjacent lands owned jointly by the City of Dahlonega and Lumpkin County.

Perennial Stream means a stream that flows throughout the whole year as indicated on a USGS 1:24000 Scale Quad map.

Utility means public or private water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel facilities, telephone lines, fiber optic lines, roads, driveways, bridges of all types, river/lake access facilities, stormwater systems, rail roads, and other utilities identified by the City.

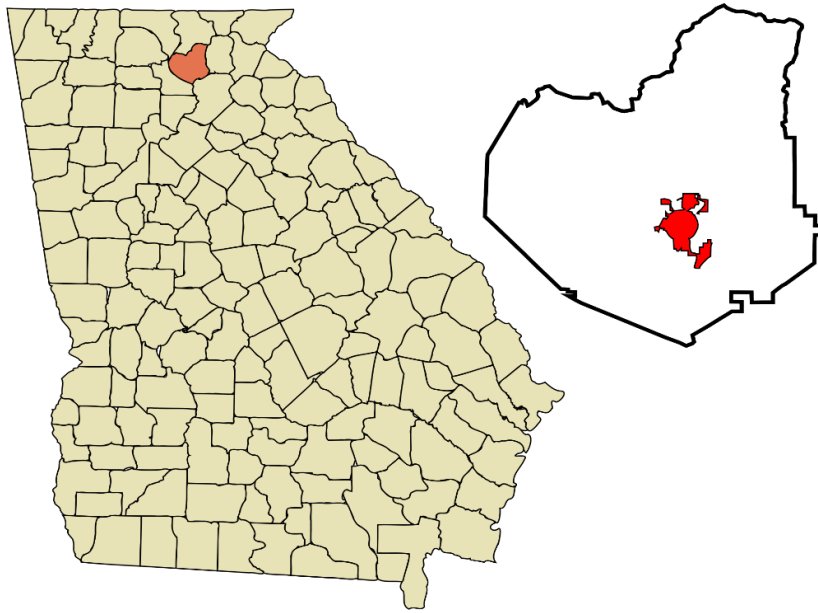
Background

The City of Dahlonega began as a frontier gold rush town in 1833 shortly after the discovery of gold by settlers in northeast Georgia. The region produced enough gold for the US Mint to establish a branch mint here at the same time as it did in New Orleans, LA and Charlotte, NC. Before railroads were built and despite its remoteness, the population of Dahlonega was larger than Atlanta and Chicago combined (1840).

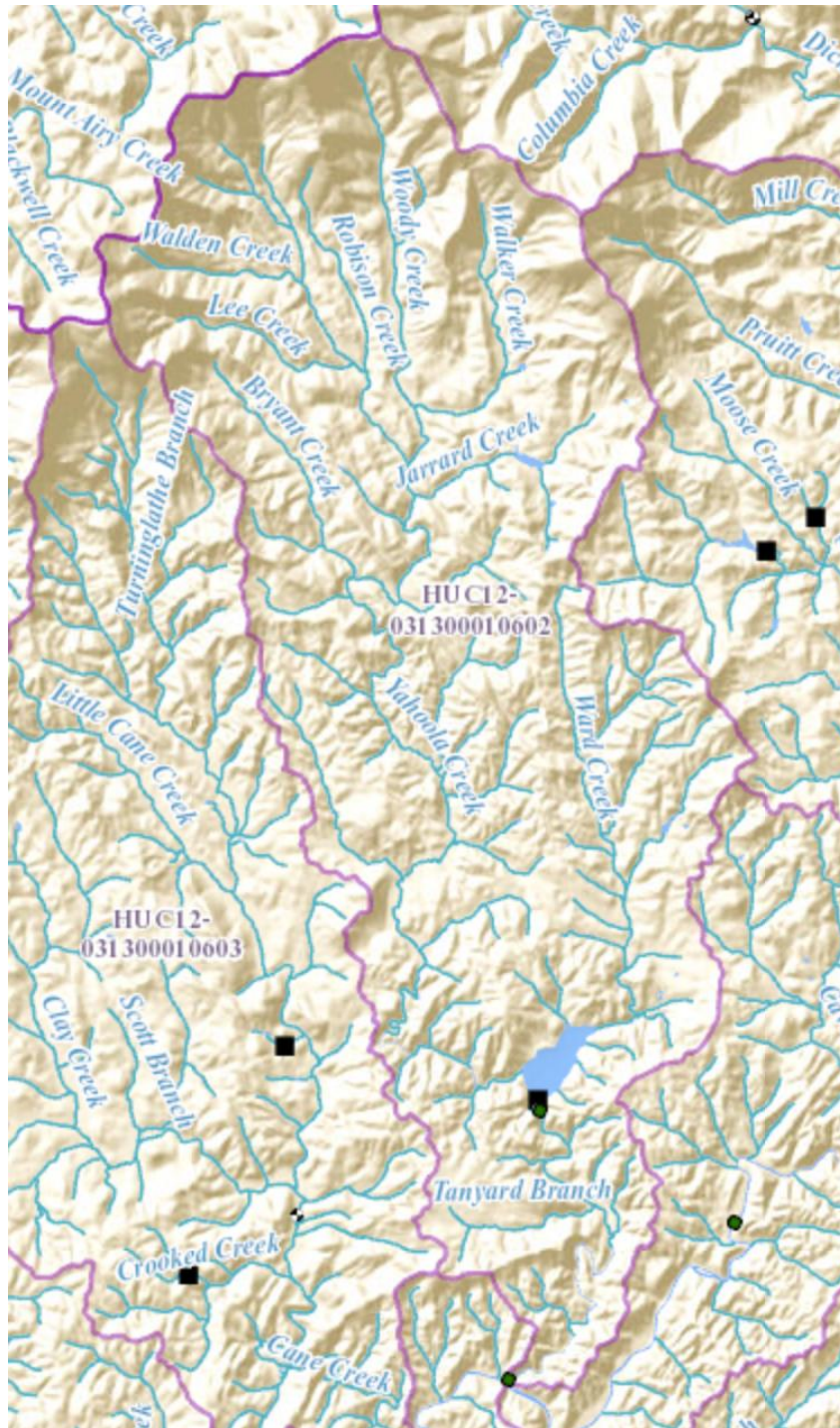
Until 1927 the City did not have a public water supply or transmission system. Residents, businesses, mines and the North Georgia Agricultural College (former site of the Mint and now the University of North Georgia) were dependent on wells or diverted surface water. Since then, the City has constructed and operated three water treatment plants in proximity to Yahoola Creek.

Dahlonega is the county seat and sole municipality in Lumpkin County. Today the City has permitted water treatment capacity of 6 million gallons per day (4mgd/2mgd redundancy) provided by a state-of-the-art filter membrane treatment (Pall) plant. It serves over 7,500 residents in the City. It also supplies bulk treated water to the Lumpkin County Water & Sewer Authority for resale and distribution to its customers. The City is one of the top 10 cities in Georgia in terms of percentage rate of population growth from 2010 to the present. Because of the future growth projections, the water facility was programmed for future expansions up to a maximum treatment capacity of 12 MGD. This expansion can easily be accomplished by adding more filters, larger pumps and an additional clear well. The current footprint of the facility will not have to be increased.

The Yahoola Creek Reservoir project (also known as Lake Zwerner) officially began in 1992 with approval from the US Army Corps of Engineers to build a 141-acre impoundment of Yahoola Creek northeast of the City of Dahlonega in central Lumpkin County.

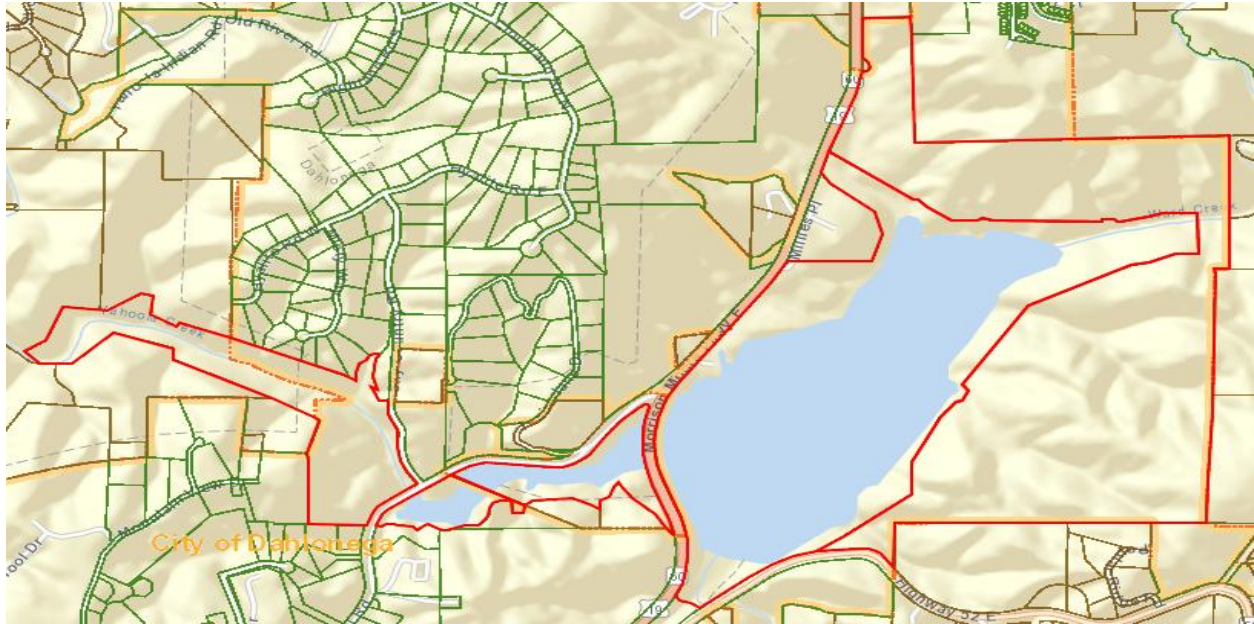


The Yahoola Creek Reservoir is the collective catchment point for approximately 20,500 acres in the Yahoola Creek Watershed (HUC # 031300010602) which lies completely in Lumpkin County. It is a rural area marked by low density development. There are no other cities, towns or densely populated areas existing or planned above the Reservoir. There are also no railroads, landfills or significant potential hazard sources in the basin.



The construction of the Reservoir started in 1999 and was completed in 2003. During that time frame, a raw water intake structure was constructed. This project became a joint venture of the City of Dahlonega and Lumpkin County after the State of Georgia suspended plans for a state park with a recreational lake. The City and County borrowed money to buy the area of the proposed lake, the entire shoreline and the majority of property within 500 feet of the lake surface from the State. Construction of the reservoir dam resulted in making the then-existing

award winning second treatment plant (charcoal/sand filters) obsolete. City and/or County land ownership in proximity to the reservoir are outlined in red below.



For many reasons Dahlonega is a popular tourist destination. It attracts well over a million visitors and guests year-round because of its rich history, award-winning Square, the draw of the mountains, its active recreational opportunities, film opportunities, AVA Dahlonega Plateau wine region designation, popular festivals and events, and hosts over 500 weddings a year, along with hundreds of University athletic, military, arts and academic programs. These visitors seek things to do while in the area and Lake Zwerner is an attractive, but under-utilized resource.

The new Reservoir Management Plan is intended to build on the City's excellent reputation for high water quality while at the same time achieving balanced recreational uses of the lake. It is based on nineteen years of successful practice with the existing RMP, consultation with other water resource professionals in Georgia, and review of practices from several existing RMPs for other reservoirs in the state. It recognizes that one size does not fit all and balances concerns that are unique to the watershed, the location and desires of the community.

Watershed Description

The creek watershed and associated waters is designated by the United States Geological Survey as sub-watershed HUC 031300010602, is named the Yahoola Creek sub-watershed, and drains an area of approximately 34 square miles north of Dahlonega. Bryant Creek to the west and Ward Creek to the northeast drain areas to either side of Yahoola Creek by picking up several unnamed branches each before joining the Yahoola.

Yahoola Creek rises at the confluence of Walden Creek and Walnut Cove Creek in north-central Lumpkin County, approximately 2 miles southeast of Suches, and south of State Route 60, in the southern portion of the Chattahoochee-Oconee National Forest. The creek heads south for under a mile before picking up Lee Creek from the west and Robison Creek from the northeast, then continues south for another mile before being joined by Woody Creek from the north, which rises north of and runs parallel to Yahoola Creek until their confluence. Just a third of a mile further, the creek picks up Jarrard Creek from the east, then continues south and picks up two unnamed branches, before making a sharp westerly curve to meet with Bryant Creek and turning back to the south. Yahoola Creek continues south for approximately 4.5 miles, exits the national forest, then meets Ward Creek after covering another 3.2 miles, just after crossing U.S. Route 19/State Route 60, where the two creeks form Lake Zwerner just north of Dahlonega. The creek exits Lake Zwerner to the south, and picks up Tanyard Branch after 1.6 miles, then joins the Chestatee River approximately 3 miles further south right as the waters again meet U.S. Route 19 and State Route 60 south of Dahlonega.

Although it is located in the northeast Georgia Mountains region, the valley location selected for the reservoir near the City resulted in it being relatively shallow. This has required the City of Dahlonega to be vigilant and proactive to ensure the quality of the water is kept in its highest natural form. Four Solar Bee Reservoir Circulators were installed at strategic locations to help alleviate nutrient build-up in the lake. Appropriate prohibitions and restrictions were implemented consistent with state criteria to help maintain this objective as well. Limits in public entrances, types of motorized boats, and buffer zones are just a few of the activities that have helped maintain the quality of the water in the reservoir. Water quality testing has shown that the steps the City of Dahlonega has taken in the past have kept the natural environment of the lake at its highest quality.

The Reservoir's estimated storage capacity of 850 Million gallons was and is intended by the City and County to ensure that the City and unincorporated County would have a reliable source of water for the foreseeable future. Day-to-day operations of the Reservoir are overseen by the City with the County maintaining the hiking trail that runs the entire perimeter of the lake. Since 2006 the City and County have operated Lake Zwerner under an existing Reservoir Management Plan approved by the Georgia Department of Natural Resources Environmental Protection Division in 2006. Please see Appendix C for the existing RMP.

Objectives

The primary objective of this revised plan is to continue to preserve and protect the quality of water in the Yahooola Creek Reservoir. Secondary objectives are to maintain or improve the quality of the natural environmental conditions while accommodating the safe and healthful use of the Reservoir and its lands for limited recreational purposes by the general public. These objectives can be met through a series of Prohibitions, Restrictions, Public Education and Buffer Restriction measures. These build upon existing measures from the original RMP adopted in 2005 and updated in 2006. Security and Maintenance is incorporated as part of this plan.

As required by the State Criteria for Water Supply Watersheds (Section 391-3-16-.01 (8b) of the Environmental Planning Criteria) prohibitions or restrictions will be enforced on the following activities:

- Swimming
- Fishing
- Boating
- Docks
- Public Access
- Other Activities

The following activities are prohibited or allowed on a restricted basis as described. Please note all proposed improvements mentioned in the prohibitions and restrictions are optional. None shall be specifically required to be constructed.

- SWIMMING
 - Prohibitions—The general public shall be prohibited from the following on property within the boundaries of the Reservoir:
 - Swimming shall be prohibited in all areas of the reservoir, unless held in conjunction with a Triathlon, Emergency Response, Military Training, or similar supervised event.
 - Restrictions—The following swimming and wading related activities are allowed but restricted as described below:
 - Shall be allowed only in areas assigned and contained for the activities listed above.
 - Bodily contact other than incidental contact during human-powered boating events such as canoeing, kayaking, stand-up paddle boarding, and sculling.
- FISHING
 - Prohibitions—The general public shall be prohibited from the following on property within the boundaries of the Reservoir:

- Fishing from boats shall be prohibited when the bottom of access ramp(s) is above the water surface and when ramp(s) are under repair.
 - Fishing from public road rights-of-way and bridges shall be prohibited at all times.
 - Restrictions—The following fishing related activities are allowed but restricted as described below:
 - Shall be allowed only in areas assigned and contained for these activities during designated seasons.
 - Year-round fishing shall be restricted to individuals holding a valid State of Georgia fishing license or otherwise exempt. All fishing shall be in accordance with the state regulations.
- BOATING
 - Prohibitions—The general public shall be prohibited from the following on property within the boundaries of the Reservoir:
 - Public use of boats with gasoline/diesel-powered motors.
 - Restrictions—The following boating related activities are allowed but restricted as described below:
 - Use of boats with gasoline-powered motors shall be by City Maintenance crews, or contracted vendors, performing maintenance only.
 - Boat launching will be restricted to two designated areas (existing boat launch accessed from Morrison Moore Parkway and planned dock/ramp/launch platform at Wimpy Mill Rd). These areas will be closed if the reservoir is at or below an elevation of 1232 mean sea level.
- DOCKS
 - Restrictions—The following floating and pier mounted docks and structures related construction and installation are allowed but restricted as described below:
 - Construction or improvements within the reservoir boundary is restricted to local, state, and federal government agency projects. Examples of typical projects may include floating docks, limited to a maximum of 3, with a maximum footprint of 625 square feet each and/or up to 3 reservoir pier mounted docks. Construction of piers, abutments or any other structures necessary for support of pedestrian bridges and other structures described herein shall be allowed.

- PUBLIC ACCESS
 - Prohibitions—The general public shall be prohibited from the following on property within the boundaries of the Reservoir:
 - Public access to the reservoir intake facilities, the dam weir/labyrinth, spillway and any other water containment or release facilities other than the earthen dam, its approach trail and the pedestrian footbridge over the spillway.
 - Pedestrian visitors on any City-owned land, County-owned land, or jointly owned land within the boundary of the reservoir specifically fenced, gated, or posted (not including those locations described above prohibiting public access).
 - Restrictions—The following access related activities are allowed but restricted as described below:
 - Vehicle parking shall be in one of four designated gravel parking areas (three existing, one future and the expansion of one of the three existing) only.
 - Only the public restroom facilities located at Morrison Moore Parkway Boat Ramp parking area and/or Wimpy Mill Road parking area shall be utilized.
 - Pedestrian visitors shall be limited to provided trails, docks, picnic areas, “zip-line” access point(s), boat ramps, parking areas or any other access facilities constructed by the City or the County for the purpose of public recreation.

- OTHER ACTIVITIES
 - Prohibitions—The general public shall be prohibited from the following on property within the boundaries of the Reservoir:
 - Littering or dumping.
 - Discharge of any pollutant.
 - Feeding of wildlife.
 - Hunting on city-owned property including but not limited to the Reservoir Buffer.

Additional prohibitions determined by the City over time to be necessary or prudent.

Education

The City will conduct a public education campaign to educate the public on preserving their natural resources in various ways:

- City Website/Social Media will be used to encourage our citizens and visitors to the Reservoir to practice good stewardship of the reservoir and its environment.
- No less than annually, the City will encourage/assist the local newspaper in writing an informative article to involve the public, including University of North Georgia students in voluntary duties at the Reservoir. This will not only ask their assistance in daily clean-ups of the lake but also to report any environmental problems that may occur naturally or by means of man.
- The Lumpkin County School System will be encouraged to explore the natural habitats that surround the lake to their students and the City will volunteer their time and expertise to this program.
- Signage will be used in key locations to educate the public in pollution awareness and other matters that may affect the quality of our precious resources.

Buffer Restrictions

There shall be a Reservoir buffer zone around the entire Reservoir boundary. The buffer distance around the Reservoir shall be one hundred fifty (150) feet horizontally from the Reservoir Boundary, with the exception of City facilities described under “Restrictions” above.

Buffer restrictions on perennial streams within the reservoir watershed and within the City Limits of Dahlonega shall be the lesser of the following:

- 100 feet for perennial streams
- The distance measured horizontally from the water’s edge to a point at which natural ground contours direct stormwater AWAY from the reservoir.

There shall be no impervious surfaces placed within the buffer not specifically described under “Restrictions” above.

Buffer Zones that are cleared of trees and shrubs should be planted with native trees and shrubs. The City will maintain buffer vegetation without the use of chemical fertilizers or pesticides of any type.

The City may obtain any necessary permits for and to conduct periodic maintenance dredging of accumulated sediments to maintain adequate storage in the Reservoir. This will generally apply to the upstream portions of the reservoir near the Wimpy Mill Road bridge over Yahoola Creek. Maintenance activities in the buffer area will be performed in accordance with Federal and State rules and regulations. Reclaimed material may, but shall not be required, to be used within the reservoir boundary to establish or augment “Living Shoreline” or may be removed to maintain flow and capacity.

The City may perform facility maintenance of the dam, intake, parks or other improvements within the buffer utilizing any equipment and by any means necessary.

Where buffer areas are also wetlands, the City must approve any land-disturbing activity; and the proper permit from the US Army Corps of Engineers under Section 404 of the Clean Water Act must be obtained prior to the initiation of such activities. In areas designated as wetland restoration and/or preservation areas by the Corps, no disturbance generally will be permitted.

Appendix A: Detailed Map of Reservoir

Overall Existing and Proposed Reservoir Facility Map.... Page 15

Wimpy Mill Picnic Area Inset..... Page 16





Appendix B: Security and Maintenance Plans

Security

Security measures will be taken to ensure the public's water supply is protected through various ways:

- Fencing has been installed around the raw water intake with security cameras located on the building with 360-degree coverage. The inside of the intake building will also be monitored, and all cameras will record 24 hours a day.
- Natural dirt berms and railing are installed to prevent vehicles from accidentally entering the reservoir. Natural vegetation will be maintained at approximately 95% coverage around the shoreline to discourage vehicular or high-volume pedestrian areas.
- Bollards, boulders, and other devices will be used at all public parking areas to prevent accidental entering of vehicles into the reservoir.
- Outside lighting will be maintained at the Morrison Moore parking area and the raw water intake structure.
- Proper signage will be installed around spillways, intake structure, and other critical areas warning of danger and limited access.
- City, County and State Law Enforcement will be given full access to the facilities for security matters.

Maintenance/Quality Monitoring

Monitoring and water quality testing will be performed at the reservoir to ensure the quality of the water is being protected.

- Daily testing of turbidity, iron, manganese, pH, alkalinity and temperature will be performed on the raw water as it enters the water plant.
- Daily reservoir water levels will be recorded. When unsafe levels are detected, access to the reservoir may be limited to certain areas and/or completely restricted until a safe level of water is achieved in the reservoir.
- Weekly testing of conductivity, dissolved oxygen, turbidity, temperature, pH and flow rate on the water exiting the reservoir will continue to be performed.
- Algae/Nutrient Build-up:
 - Four Solar Bees are installed to help prevent nutrient build-up, ensure proper mixing, and reduce the chances of an algae bloom from occurring.
 - Algae sampling will be performed at the water intake on an as needed basis. If it is determined that the quality and/or quantity of the algae needs treatment, algaecide will be applied, and copper testing will be performed on the water for a minimum of five days to ensure over treatment is not occurring.
- Construction of timbered shoreline bulkhead and “Living Shorelines” to reduce bank erosion and sediment deposit, providing for nutrient uptake and facilitating growth of native aquatic trees along the shoreline shall be allowed.
- Shoreline vegetative maintenance may be performed as needed to protect and maintain recreation and other facilities.

Appendix C: Current RMP Ordinance 2005-4

AMENDMENT # 1 ORDINANCE 2005-4

AN ORDINANCE TO ESTABLISH A RESERVOIR MANAGEMENT PLAN FOR THE CITY OF DAHLONEGA PURSUANT TO REQUIREMENTS OF THE STATE OF GEORGIA ENVIRONMENTAL PROTECTION DIVISION RULES

Whereas, the State of Georgia requires that local municipalities owning small water supply reservoirs adopt Reservoir Management Plans, as described in the Georgia Department of Natural Resources, Environmental Protection Division rules, Chapter 391-3-16.01; and

Whereas, the City of Dahlonega (City) wishes to ensure that the Yahoola Reservoir is used and has available capacity for municipal raw water storage and intake; and

Whereas, Public access to the Reservoir needs to be restricted to areas and under conditions specified by the City, for protection of water quality in the Reservoir; now, therefore:

Be it hereby ordained by the City Council of Dahlonega, and it is so ordained by the authority thereof that the following Reservoir Management Plan (Plan) is hereby adopted. The effective date of this resolution shall be October 2, 2006. The resolution shall remain in effect until such time as it is repealed or superseded by a subsequent plan.

Definitions:

Buffer-means a natural or enhanced vegetated area with no or limited minor land Disturbances, such as trails and picnic areas.

Corridor-means all land within the buffer areas.

Impervious Surface-means a man-made structure or surface that prevents the infiltration of storm water into the ground below the structure or surface. Examples include buildings, roads, driveways, parking lots, decks, swimming pools, or patios.

Reservoir Boundary-means the edge of a water supply reservoir defined by its normal pool elevation. The reservoir boundary of the Yahoola Reservoir shall be at approximately 1238 NGVD (National Geodetic Vertical Datum, formerly known as mean sea level).

Reservoir Property-means all of the water supply reservoir plus adjacent lands owned by the City/County.

Perennial Stream means a stream that flows throughout the whole year as indicated on a USGC Quad map.

Utility-means public or private water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel facilities, telephone lines, roads, driveways, bridges, river/lake access facilities, storm water systems, railroads, and other utilities identified by the City.

Prohibitions

As required in the State Criteria for Water Supply Watersheds (391-3-16.01 8. (b) (1.)), the general public shall be prohibited from the following on property within the boundaries of the Reservoir:

- Public access by motorized vehicles in limited to the two parking Lots on Morrison Moore Parkway
- Wading, swimming or bathing
- Littering or dumping
- Boats with gasoline-powered motors
- Building boat docks
- Discharge of any pollutant
- Fishing, except between the hours of 6:00 a.m. and 11:00 p.m., year round by individuals holding a valid State of Georgia fishing license.

Buffer Restrictions

There shall be a Reservoir buffer zone around the entire Reservoir boundary. The buffer distance around the Reservoir shall be one hundred fifty (150) feet horizontally from the Reservoir Boundary, with the exception of City facilities. The buffer zone around the Reservoir is located entirely within land owned either in whole or in part by the City/County.

Buffer zones that are cleared of trees and shrubs should be planted with native trees and shrubs. The City is encouraged to maintain buffer vegetation without the use of chemical fertilizers or pesticides of any type.

Where buffer areas are also wetlands, the City must approve any land-disturbing activity; and the proper permit from the US Army Corps of Engineers under Section 404 of the Clean Water Act must be obtained prior to the initiation of such activities. In areas designated as wetland restoration and/or preservation areas by the Corps, no disturbance generally will be permitted.

Identification

Persons entering the City property or the Reservoir boundaries may be required to show property identification to law enforcement personnel.

Expulsion/Remedies

The City reserves the right to expel persons engaged in unlawful, dangerous, or disruptive activities on Reservoir properties. In addition, any violation of this ordinance shall be punishable as for a misdemeanor with imprisonment not to exceed six months and a fine not to exceed \$1000.00.

It is so ordained this 2nd day of Oct, 2006.

Gary McCullough
Mayor

Attest:
Robert J. Jamar
City Clerk

Appendix D: Draft 2025 RMP Ordinance

Ordinance 2025-

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA, GEORGIA WHICH APPEARS IN THE PUBLICATION OF THE CODE OF THE CITY OF DAHLONEGA, GEORGIA AT: CHAPER 121: RESERVOIR MANAGEMENT PLAN; AND FOR OTHER PURPOSES

Short title: "An ordinance to revise the Reservoir Management Plan of the City of Dahlonega."

WHEREAS, the City Council of Dahlonega adopted a Reservoir Management Plan for the City's Lake Zwerner reservoir August 1, 2005; and

WHEREAS, the City Council of Dahlonega, Georgia adopted Amendment One to the Reservoir Management Plan on October 2, 2006; and

WHEREAS, the City Council of Dahlonega desires to update and amend the Reservoir Management Plan further by way of this Amendment Two.

NOW, THEREFORE, be it ordained, and it is so ordained by the authority of the City Council of Dahlonega, that Chapter 121; shall further be amended to incorporate by reference in its entirety a document entitle City of Dahlonega, Georgia Reservoir Management Plan of December 2025.

Adopted and ordained this ___day of December 2025.

By:

JoAnne Taylor, Mayor

Attest:

Rhonda Hansard, City Clerk



City Council Agenda Memo

DATE: 4/28/2026
TITLE: Lead and Copper Rule Improvement Requirements – Additional Support Agreement – Hazen
PRESENTED BY: Allison Martin, City Manager
PRIORITY: Strategic Priority - Infrastructure

AGENDA ITEM DESCRIPTION

Lead and Copper Rule Improvement Requirements – Additional Support Agreement – Hazen

HISTORY/PAST ACTION

When the city first retained the services of Hazen to help guide us through the Lead & Copper Rule Improvement regulations, draft plans, oversee the creation of inventory and service line reporting, and assist with the GEFA grant, the amount of the work was within the city manager's signature authority. Now that we are moving into the next phase of LCRII, the city staff wish to continue the relationship with a professional firm that manages this for a number of other utilities. The federal rules are complex and having professional guidance is essential to keep our utility compliant. The current proposal, while included in our budget, falls outside the amount the manager may legally sign.

FINANCIAL IMPACT

Included in the budget.

RECOMMENDATION

Recommendation of staff is to continue our work with Hazen on the federal, unfunded mandate.

SUGGESTED MOTIONS

I make a motion to approve the additional support tasks in the amount of \$51,250 which are to be completed by the end of the city's Fiscal Year 2027.

ATTACHMENTS

Additional Support Agreement Proposal

April 23, 2026

Mak Yari, PE
Special Projects Coordinator
City of Dahlonega
465 Riley Road
Dahlonega, GA 30533

Re: Lead and Copper Rule Improvements Compliance Program Management – Additional Support

Dear Mak:

Hazen and Sawyer (Hazen) previously assisted the City of Dahlonega (City) with program support services to address the requirements of the Lead and Copper Rule Revisions (LCRR) and the Lead and Copper Rule Improvements (LCRI). Tasks included development of a sampling plan that included an updated list of schools and childcare facilities and updated LCR compliance monitoring sites, development of a draft Service Line Replacement Plan, and related communication materials.

The City desires to continue progress towards LCRI compliance and has requested Hazen’s continued assistance with the LCRI deliverables. As requested, Hazen is submitting this proposal to provide additional assistance to the City with ongoing program support services as outlined in the following tasks.

Scope of Services

The scope of services includes the following tasks as described in the following section, to be completed through the end of the City’s Fiscal Year 2027 (September 30, 2027), unless otherwise noted:

- Task 1 – Service Line Replacement (SLR) Plan
- Task 2 – Sampling Program
- Task 3 – Communications

Task 1 – Service Line Replacement Plan

The City has no known Lead Service Lines (LSLs); however, a draft SLR Plan was developed that addresses the LCRI requirements for service lines identified as Galvanized Requiring Replacement (GRR) and Lead Status Unknown (Unknown). The draft SLR Plan is currently being reviewed by the City and Hazen will assist with the follow-on components identified below:

- Finalized SLR Plan incorporating the City’s draft plan review comments
- Inclusion of the identified service line replacements in the Master Plan

- Updated planning-level cost estimates based on Hazen’s experience for unit pricing of service line replacements
- Assistance with tracking and recording of outreach attempts and SLR program progress

Deliverable(s):

- Final SLR Plan

Assumptions:

- Development of a tracking dashboard if desired is not included in this task
- Support for communication materials is included in Task 3

Task 2 – Sampling Program

To address the requirements of the LCRI, Hazen developed a Sampling Plan in November 2025 that encompasses the Schools and Childcare Facilities Sampling Program and Compliance Sampling. Hazen will assist with the following components related to this task:

- Coordination with Georgia EPD on documentation requirements for schools identified as being Exempt
- Updates to the list and map of schools and licensed childcare facilities in the service area, including those served by Lumpkin County Water and Sewer Authority (LCWSA), prior to the compliance deadline (November 1, 2027)
- Assistance with acquiring quotes from Sampling Vendors and subsequent selection of a vendor to perform the required sampling.
- Development of a sampling schedule including City prioritization preferences
- Assistance with an informational session/training for lead sampling in Dahlonega and LCWSA schools
- Coordination with Sampling Vendors on initial sampling notifications to facilities, preparation and distribution of sampling kits and sample shipment to the contracted lab for analysis
- Assistance with tracking and recording of outreach attempts, sampling results and program progress

Deliverable(s):

- Sampling guidance

Assumptions:

- Development of a sampling dashboard if desired is not included in this task

Task 3 – Communications

Hazen developed a draft Communications framework per City direction that includes tailored messaging, strategic tactics to reach target audiences, and coordinated materials to increase awareness and engagement to encourage participation. Hazen will provide additional support as follows:

- Finalized Communications framework
- Finalized communications strategy for pre and post service line replacement customer instructions
- Development of sampling notification materials for mandatory sampling at schools and LCCFs and requested sampling at secondary schools
- Development of sampling results letter templates
- Assistance with informational sessions/training for lead sampling in Dahlonge and LCWSA schools
- Assistance with public outreach for service line replacements

Deliverable(s):

- Communications guidance and templates – Includes preparation of materials needed throughout the process

Assumption(s):

- Printing and distribution of required materials will be completed by the City including translations into Spanish as required.
- The City will be responsible for web development, hosting, and IT aspects of the City's website.
- The City will be responsible for uploading and publishing content and documents to the City's website.

Compensation

The above scope of services will be compensated on a reimbursable time and expense basis for a not-to-exceed budget of \$51,250 without prior written approval from the City. A cost summary by task is provided in Exhibit 1. All work under this proposal is anticipated to be completed by the end of the City's Fiscal Year 2027 (September 30, 2027).

Exhibit 1 – Cost Summary

Task	Hours	Estimated Budget by Task
1 – Service Line Replacement Plan	96	\$17,532
2 – Sampling Program	96	\$17,942
3 – Communications	70	\$15,776
Total	262	\$51,250

Please do not hesitate to call if you would like to discuss this proposal or have any questions. We look forward to our continued service to the City on this important project.

Very truly yours,




Bevis Pigott, PE
Project Manager

Authorized By:

For Engineer:

_____ Date _____
Sam Norton
Mayor

 _____ Date 04/23/2026
David Haas, PE
Project Director

cc: Becki Rosenfeldt, David Haas, Bevis Pigott, Hazen



City Council Agenda Memo

DATE: 4/28/2026
TITLE: Tower Radio AMI Meter Read System – Amended Quote
PRESENTED BY: Allison Martin, City Manager
PRIORITY: Strategic Priority - Infrastructure

AGENDA ITEM DESCRIPTION

Tower Radio AMI Meter Read System – Amended Quote

HISTORY/PAST ACTION

This project was approved as part of the 2026 SPLOST referendum. The projected budget was \$1.2 million. While this quote is above that number, considering inflation and growth in sales tax it is expected that this amount will fully be funded via the SPLOST program. This is a sole source project due to the choice of meters the city uses and the meter reading software. This is a turnkey package including training. There is an annual cost which will be funded from the water/sewer fund. This project will help us early detect leaks, allow our meter reader to focus on maintenance tasks, and increase revenues when we reduce lost water that we've paid to treat. When the sales representative began to order the materials for the project, he notified us that he failed to include the corresponding meter lids required for the project in the quote. The lids are essential to the project and cost \$170,550.

FINANCIAL IMPACT

None to operating; SPLOST project.

RECOMMENDATION

It is the recommendation of staff that this amended quote be approved to avoid any further price increases/delays in the project.

SUGGESTED MOTIONS

I make a motion to approve the amended quote which includes meter lids and increases the project by \$170,550.

ATTACHMENTS

AMI quote - amended



CONSOLIDATED PIPE AND SUPPLY COMPANY, INC.
3400 NOVIS POINTE
ACWORTH, GA 30101
(678)574-7480

JOB: CITY OF DAHLONEGA, GA
MASTER METER AMI PROPOSAL

ATTN: RON SIMMONS

DATE: 2/6/2026
*****REVISED FOR**
ACCIDENTAL TOTAL
EXCLUSION FOR NICOR
10X19 LID LINE ITEM ON
FRIST SUBTOTAL BLOCK***

ALLEGRO AMI METER/REGISTER PRICING			
QTY.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
5/8x3/4" & 1" Meters			
1,280	5/8X3/4" MASTER METER BLMJ USG METER BRZ BOTTOM W/ALLEGRO UTG REGISTER B12-A31-A15-0101A-1 (original qty for this item was 1,739 - we have subtracted 459 from this qty to reflect the Allegro registers previously installed by the City)	265.00	339,200.00
345	5/8x3/4 Allegro Reg 199-070-38-06-F	215.00	74,175.00
190	1" MASTER MTER BLMJ USG METER BRZ BOTTOM W/ALLEGRO UTG REGISTER B16-A31-A15-0101A-1	375.00	71,250.00
2274	Nicor 10x19 lids w/ lock	75.00	170,550.00
1,815	Labor for 5/8x3/4 and 1" Meter Installation (this qty has also been adjusted to reflect the allegro registers previously installed by the City)	98.00	177,870.00
SUB TOTAL:			\$833,045.00
2" WATER METERS			
11	2"X10" SS OCTAVE METER W/FLTG. FLG. & ENCODER MODULE W/NICOR	\$1,950.00	\$21,450.00
11	2"X7" SS SPOOL PIECE W/TEST PORT & FLTG. FLG.	\$155.00	\$1,705.00
65	Master Meter Encoder Modules 5'	\$185.00	\$12,025.00
65	MASTER METER ALLEGRO PIT MOUNT RADIO W/ANTENNA	\$215.00	\$13,975.00
22	2" OVAL METER FLANGE BOLT & GSKT KITS	\$6.50	\$143.00
11	INSTALLATION FOR 2" OCTAVE METER	\$2,550.00	\$28,050.00
SUB TOTAL:			\$4,876.50
3" WATER METERS			
2	3" SS Octave meter W/ FLTG FLG & Encoder Module	\$2,850.00	\$5,700.00
2	3" Uni Flange	\$55.00	\$110.00
2	3x2 Flg x Pe spool piece	\$450.00	\$900.00
4	3" BNG kit 150 w/ss kits	\$15.00	\$60.00
22	Master Meter Encoder Modules 25'	\$185.00	\$4,070.00
22	MASTER METER ALLEGRO PIT MOUNT RADIO W/ANTENNA	\$215.00	\$4,730.00
2	3" INSTALLATION FOR 3" OCTAVE METER	\$3,550.00	\$7,100.00
SUB TOTAL:			\$400.00
4" WATER METERS			
7	Master Meter Encoder Modules 25'	\$285.00	\$1,995.00
7	MASTER METER ALLEGRO PIT MOUNT RADIO	\$215.00	\$1,505.00
SUB TOTAL:			\$500.00

6" WATER METERS			
1	Master Meter Encoder Modules 25'	\$285.00	\$285.00
1	MASTER METER ALLEGRO PIT MOUNT RADIO	\$215.00	\$215.00
	SUB TOTAL:	\$500.00	\$500.00
1-1/2" WATER METERS			
39	1-1/2" SS OCTAVE METER W/FLTG. FLG. & ENCODER MODULE W/NICOR W/3" Spool	\$1,950.00	\$76,050.00
39	MASTER METER ALLEGRO PIT MOUNT RADIO	\$215.00	\$8,385.00
78	1-1/2 Oval BN&G kit	\$6.50	\$507.00
39	LABOR TO INSTALL 1-1/2" OCTAVE METER	\$2,550.00	\$99,450.00
	SUB TOTAL:	\$4,721.50	\$184,392.00
SUB TOTAL FOR ALLEGRO AMI METERS & INSTALLATION:			\$1,121,455.00

ALLEGRO AMI INFRASTRUCTURE PRICING			
QTY.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
2	ALLEGRO BASE STATION KIT	\$38,000.00	\$76,000.00
2	ALLEGRO BASE STATION & TOWER INSTALLATION RHS-ALL-F-INB	\$22,000.00	\$44,000.00
8	ALLEGRO STANDARD REPEATER - 199-260-03	\$2,700.00	\$21,600.00
8	ALLEGRO REPEATER EXTERNAL ANTENNA 992-093-18	\$750.00	\$6,000.00
8	ALLEGRO REPEATER LMR400 CABLE ASSEMBLY 994-043-72	\$250.00	\$2,000.00
1	REPEATER INSTALLATION Elevated Tank RHS-ALL-F-INR	\$18,500.00	\$18,500.00
7	Standard Repeater installation on 70' pole	\$5,500.00	\$38,500.00
2	License Fee - RSS-HAR-F-FCC-N	\$1,650.00	\$3,300.00
2	Pre-Implementation Site Visit - RHS-ALL-F-SYS-PM1	\$5,500.00	\$11,000.00
7	70' Pole (Includes Pole, Labor, Delivery & Insatallation)	\$14,500.00	\$101,500.00
SUB TOTAL FOR ALLEGRO AMI INFRASTRUCTURE:			\$322,400.00

HARMONY MDM CUSTOMER PORTAL & SMART WATER APP			
QTY.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	Harmony Software System Setup and Training (3 days) RSS-HAR-A-TR3	\$9,800.00	\$9,800.00
1	OPTIONAL: CUSTOMER ENGAGMENT BUNDLE (MY WATER ADVISOR MOBILE APP & MWA ONLINE CUSTOMER PROTAL) RSS-MWA-A	\$21,000.00	\$21,000.00
SUB TOTAL FOR HARMONY SOFTWARE SYSTEM, TRAINING & SET UP:			\$30,800.00

Annual Recurring Costs			
QTY.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
10	Total Annual Recurring Maintenance, Data Hosting & Software Support <i>Annual Recurring Costs Include the Following:</i> - Allegro Base Station Annual Maintenance (1 Base Station @ \$5,000.00ea/yr) - Allegro Repeater Annual Maintenance (5 Repeaters @ \$350.00ea/yr) - Harmony Fixed Base Annual Data Hosting/Support (2407 meters @ \$1.54ea/yr)	\$18,750.00	\$187,500.00

TOTAL FOR COMPLETE AMI SYSTEM:			\$1,662,155.00
---------------------------------------	--	--	-----------------------



City Council Agenda Memo

DATE: 11/13/2025
TITLE: Tower Radio AMI Meter Read System
PRESENTED BY: Allison Martin, City Manager
PRIORITY: Strategic Priority - Infrastructure

AGENDA ITEM DESCRIPTION

Tower Radio AMI Meter Read System

HISTORY/PAST ACTION

This project was approved as part of the 2026 SPLOST referendum. The projected budget was \$1.2 million. While this quote is above that number, considering inflation and growth in sales tax it is expected that this amount will fully be funded via the SPLOST program. This is a sole source project due to the choice of meters the city uses and the meter reading software. This is a turnkey package including training. There is an annual cost which will be funded from the water/sewer fund. This project will help us early detect leaks, allow our meter reader to focus on maintenance tasks, and increase revenues when we reduce lost water that we've paid to treat.

FINANCIAL IMPACT

None to operating; SPLOST project.

RECOMMENDATION

It is the recommendation of staff that this project be approved to avoid any further price increases.

SUGGESTED MOTIONS

n/a

ATTACHMENTS

AMI quote



CONSOLIDATED PIPE AND SUPPLY COMPANY, INC.
3400 NOVIS POINTE
ACWORTH, GA 30101
(678)574-7480

JOB: CITY OF DAHLONEGA, GA
MASTER METER AMI PROPOSAL

DATE: 9/4/2025

ATTN: RON SIMMONS

ALLEGRO AMI METER/REGISTER PRICING			
QTY.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
5/8x3/4" & 1" Meters			
1,280	5/8X3/4" MASTER METER BLMJ USG METER BRZ BOTTOM W/ALLEGRO UTG REGISTER B12-A31-A15-0101A-1 (original qty for this item was 1,739 - we have subtracted 459 from this qty to reflect the Allegro registers previously installed by the City)	265.00	339,200.00
345	5/8x3/4 Allegro Reg 199-070-38-06-F	215.00	74,175.00
190	1" MASTER MTER BLMJ USG METER BRZ BOTTOM W/ALLEGRO UTG REGISTER B16-A31-A15-0101A-1	375.00	71,250.00
2274	Nicor 10x19 lids w/ lock	75.00	170,550.00
1,815	Labor for 5/8x3/4 and 1" Meter Installation (this qty has also been adjusted to reflect the allegro registers previously installed by the City)	98.00	177,870.00
SUB TOTAL:			662,495.00
2" WATER METERS			
11	2"X10" SS OCTAVE METER W/FLTG. FLG. & ENCODER MODULE W/NICOR	\$1,950.00	\$21,450.00
11	2"X7" SS SPOOL PIECE W/TEST PORT & FLTG. FLG.	\$155.00	\$1,705.00
65	Master Meter Encoder Modules 5'	\$185.00	\$12,025.00
65	MASTER METER ALLEGRO PIT MOUNT RADIO W/ANTENNA	\$215.00	\$13,975.00
22	2" OVAL METER FLANGE BOLT & GSKT KITS	\$6.50	\$143.00
11	INSTALLATION FOR 2" OCTAVE METER	\$2,550.00	\$28,050.00
SUB TOTAL:			\$4,876.50
3" WATER METERS			
2	3" SS Octave meter W/ FLTG FLG & Encoder Module	\$2,850.00	\$5,700.00
2	3" Uni Flange	\$55.00	\$110.00
2	3x2 Flg x Pe spool piece	\$450.00	\$900.00
4	3" BNG kit 150 w/ss kits	\$15.00	\$60.00
22	Master Meter Encoder Modules 25'	\$185.00	\$4,070.00
22	MASTER METER ALLEGRO PIT MOUNT RADIO W/ANTENNA	\$215.00	\$4,730.00
2	3" INSTALLATION FOR 3" OCTAVE METER	\$3,550.00	\$7,100.00
SUB TOTAL:			\$400.00
4" WATER METERS			
7	Master Meter Encoder Modules 25'	\$285.00	\$1,995.00
7	MASTER METER ALLEGRO PIT MOUNT RADIO	\$215.00	\$1,505.00
SUB TOTAL:			\$500.00

6" WATER METERS			
1	Master Meter Encoder Modules 25'	\$285.00	\$285.00
1	MASTER METER ALLEGRO PIT MOUNT RADIO	\$215.00	\$215.00
	SUB TOTAL:	\$500.00	\$500.00
1-1/2" WATER METERS			
39	1-1/2" SS OCTAVE METER W/FLTG. FLG. & ENCODER MODULE W/NICOR W/3" Spool	\$1,950.00	\$76,050.00
39	MASTER METER ALLEGRO PIT MOUNT RADIO	\$215.00	\$8,385.00
78	1-1/2 Oval BN&G kit	\$6.50	\$507.00
39	LABOR TO INSTALL 1-1/2" OCTAVE METER	\$2,550.00	\$99,450.00
	SUB TOTAL:	\$4,721.50	\$184,392.00
SUB TOTAL FOR ALLEGRO AMI METERS & INSTALLATION:			\$950,905.00

ALLEGRO AMI INFRASTRUCTURE PRICING			
QTY.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
2	ALLEGRO BASE STATION KIT	\$38,000.00	\$76,000.00
2	ALLEGRO BASE STATION & TOWER INSTALLATION RHS-ALL-F-INB	\$22,000.00	\$44,000.00
8	ALLEGRO STANDARD REPEATER - 199-260-03	\$2,700.00	\$21,600.00
8	ALLEGRO REPEATER EXTERNAL ANTENNA 992-093-18	\$750.00	\$6,000.00
8	ALLEGRO REPEATER LMR400 CABLE ASSEMBLY 994-043-72	\$250.00	\$2,000.00
1	REPEATER INSTALLATION Elevated Tank RHS-ALL-F-INR	\$18,500.00	\$18,500.00
7	Standard Repeater installation on 70' pole	\$5,500.00	\$38,500.00
2	License Fee - RSS-HAR-F-FCC-N	\$1,650.00	\$3,300.00
2	Pre-Implementation Site Visit - RHS-ALL-F-SYS-PM1	\$5,500.00	\$11,000.00
7	70' Pole (Includes Pole, Labor, Delivery & Insatallation)	\$14,500.00	\$101,500.00
SUB TOTAL FOR ALLEGRO AMI INFRASTRUCTURE:			\$322,400.00

HARMONY MDM CUSTOMER PORTAL & SMART WATER APP			
QTY.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	Harmony Software System Setup and Training (3 days) RSS-HAR-A-TR3	\$9,800.00	\$9,800.00
1	OPTIONAL: CUSTOMER ENGAGMENT BUNDLE (MY WATER ADVISOR MOBILE APP & MWA ONLINE CUSTOMER PROTAL) RSS-MWA-A	\$21,000.00	\$21,000.00
SUB TOTAL FOR HARMONY SOFTWARE SYSTEM, TRAINING & SET UP:			\$30,800.00

Annual Recurring Costs			
QTY.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
10	Total Annual Recurring Maintenance, Data Hosting & Software Support <i>Annual Recurring Costs Include the Following:</i> - Allegro Base Station Annual Maintenance (1 Base Station @ \$5,000.00ea/yr) - Allegro Repeater Annual Maintenance (5 Repeaters @ \$350.00ea/yr) - Harmony Fixed Base Annual Data Hosting/Support (2407 meters @ \$1.54ea/yr)	\$18,750.00	\$187,500.00

TOTAL FOR COMPLETE AMI SYSTEM:			\$1,491,605.00
---------------------------------------	--	--	-----------------------



City Council Agenda Memo

DATE: 4/8/2026
TITLE: Water/Sewer Master Plan Update – Phase II Proposal Discussion
PRESENTED BY: Allison Martin, City Manager
PRIORITY: Strategic Priority - Infrastructure

AGENDA ITEM DESCRIPTION

Water/Sewer Master Plan Update – Proposal Discussion

HISTORY/PAST ACTION

The city's current water/sewer master plan is 18 years old. The city council previously approved an agreement with Hazen and Sawyer to complete a Master Plan Update as a multi-year plan of work. Phase I of the update was completed in March of 2026. In the FY2026 budget, the city council approved the funds in the amount of \$250,000 to complete the second phase of work on the update to our master plan for water and sewer. The work is expected to be completed by May of 2027.

FINANCIAL IMPACT

This project is included in our operating budget. The proposal is within the budgeted amount.

RECOMMENDATION

It is the recommendation of staff to approve the agreement with Hazen to complete Phase II of the Water Sewer Master Plan Update.

SUGGESTED MOTIONS

I make a motion to approve the scope of services for Phase II of Dahlonega's Water and Wastewater Master Plan Update in an amount not to exceed \$249,690. The scope of services will be performed as an amendment to the Agreement for Professional Services dated December 2, 2024.

ATTACHMENTS

Proposal and Schedule

April 23, 2026

Mak Yari, PE
Special Projects Coordinator
City of Dahlonega
465 Riley Road
Dahlonega, GA, 30533

Re: Water and Wastewater Master Plan Update – Phase 2 Scope of Services

Dear Mak:

As requested, Hazen and Sawyer (Hazen) is pleased to provide a proposed scope of services for Phase 2 of the City of Dahlonega's (City) Water and Wastewater Master Plan Update. Phase 2 builds on Phase 1 findings and focuses on long-term system resiliency, targeted capacity refinements, and development of a consolidated Master Plan Report and actionable Capital Improvement Plan (CIP).

Project Understanding

Phase 1 established the technical foundation for the Master Plan Update, including demand projection methodology, updates to planning models, and City-specific recommendations across the water distribution system, wastewater collection system, wastewater treatment plant, and asset management. Phase 2 continues the Master Plan Update by advancing selected Phase 1 recommendations where additional data and refinement are needed (notably wastewater collection system modeling and rainfall-derived inflow and infiltration [RDII] refinement), and by adding additional planning elements not included in Phase 1 (raw water supply evaluation and water treatment plant planning). Key drivers and considerations for Phase 2 include:

- The service area boundary (HB 489) and known development activity require updated planning checks on how future growth affects future wastewater flows and collection system capacity, and how that growth translates into long-term raw water supply and treatment needs.
- The City's surface water withdrawal permit for Yahoola Creek Reservoir includes withdrawal limits of 9.1 mgd (maximum 24-hour), 6.8 mgd (monthly average), and 5.7 mgd (annual average), with monitoring, conservation, and reporting requirements and an expiration date of August 14, 2028. Recent droughts, potential reservoir sedimentation, and increasing reliance on shared resources (including coordination with Lumpkin County Water and Sewerage Authority, LCWSA) elevate the importance of validating long-term supply resilience and identifying feasible alternatives.
- Wastewater flow monitoring is underway. Using this improved dataset, Phase 2 will refine RDII estimates and calibrate the collection system model to better target I/I reduction, lift station capacity needs, and priority CIP improvements.

Scope of Work

Phase 2 completes the remaining tasks needed to finalize the Master Plan Update and develop an implementation-ready Capital Improvement Plan (CIP). Phase 2 includes project management, a raw water supply evaluation and alternatives analysis grounded in the City's current permit framework, WTP evaluation, refinement of the wastewater collection system model and recommendations using targeted verification and flow monitoring data, and a consolidated Master Plan Report covering Phase 1 and Phase 2 work.

Phase 2 – Master Plan Update

Task 2A – Phase 2 Kickoff and Data Discovery

Task 2B.1 – Raw Water Supply Evaluation

Task 2B.2 – Raw Water Supply Alternative Analysis

Task 2C – Water Treatment Plant Evaluation

Task 2D – Sewer Model Refinement and Collection System Improvement Update

Task 2E – Master Plan Report Update

Phase 2 – Long-Term Planning and System Enhancements

Task 2A – Phase 2 Kickoff and Data Discovery

Hazen will manage Phase 2 execution, including coordination with City staff, LCWSA (as applicable), and third-party vendors supporting surveys and flow monitoring. This task also includes a focused, Phase 2 data discovery and targeted data gap review to confirm we have what is needed to complete the Phase 2 analyses.

Most data gathering and the initial data gap analysis were completed during Phase 1. Therefore, the Phase 2 effort is expected to be lighter-weight and primarily focused on confirming (1) new datasets that have become available since Phase 1 (for example, survey results and flow monitoring data), and (2) whether any critical gaps remain that could affect calibration, alternatives evaluation, or final recommendations. If critical gaps are identified, Hazen will coordinate with the City to define and prioritize any additional data requests.

As part of this task, Hazen will:

- Hold a Phase 2 Kickoff Meeting to confirm goals, available data (including new monitoring and survey datasets), and key decision-making needs.
- Perform a focused data discovery and gap review to validate Phase 2 inputs and identify any critical missing information.
- Conduct recurring check-ins (remote or in person) to review progress, address data needs, and prepare for upcoming workshops.

- Coordinate data exchange and maintain the project SharePoint or file exchange site for organized deliverable tracking.
- Provide periodic progress updates, including schedule management and action item tracking.

Meetings

- Phase 2 Kickoff Meeting
- Recurring virtual check-in meetings (monthly, or as agreed)

Deliverables

- Meeting agendas, presentation slide decks, and meeting summaries
- Targeted data requests (as needed)
- Focused Phase 2 data gap review summary, if warranted based on data discovery findings

Task 2B.1 – Raw Water Supply Evaluation

Hazen will evaluate the City's current raw water source and assess the system's ability to meet future demands (developed in Phase 1) by conducting a new safe yield analysis for the City's internal use (up to 50 years out). As part of the raw water source evaluation, Hazen will use the information gathered in Task 2A to determine the observed operation of the existing raw water intake and whether there has been any noticeable buildup of silt within the reservoir.

Hazen will utilize the Georgia Environmental Protection Division's (GA EPD) Basin Environmental Assessment Models (BEAM) in OASIS (a surface water modeling program developed by Hazen) to complete the safe yield analysis. The models are used by GA EPD to evaluate all permitted surface water withdrawals and discharges across the state; the ACF BEAM model will be used for this analysis, as the City's water system (including Yahoola Creek Reservoir and the associated withdrawal [GA EPD Withdrawal: GA0026077]) is part of the Apalachicola-Chattahoochee-Flint (ACF) River Basin.

There is limited sediment sampling data for Yahoola Creek Reservoir. A bathymetric survey is outside the scope of this task; therefore, Hazen will utilize the existing data to estimate a standard sediment loading rate to include in this analysis.

As part of this task, Hazen will:

- Assess the storage and withdrawal capacities of the current raw water sources, including reservoir and surface water intake to meet both current and future demands.
- Examine the City's reservoir management plan previously submitted to GA EPD, evaluating its impact on raw water supply, potential regulatory hurdles, and future water resource planning.
- Summarize the City's current permitted withdrawal framework, including withdrawal limits, minimum downstream release requirements, reservoir level and water quality monitoring,

reporting, conservation and water audit requirements, and watershed protection requirements, and describe how those constraints affect long-term planning and permit renewal strategy.

- Review and incorporate the 2006 Intergovernmental Agreement governing raw water resource sharing with LCWSA and other non-City customers within the service area, including clarification of demand obligations for each party.
- Evaluate raw water system performance and vulnerabilities under drought and peak-demand conditions, including considerations related to operational flexibility and reservoir sedimentation.
- Calculate an updated safe yield value for the City's water supply reservoir using advanced modeling techniques in OASIS. The safe yield can be used for planning by the City to help predict available capacity under varying conditions. This safe yield reported will incorporate the following updates:
 - Extension of the hydrologic data set, which include more severe drought events recorded since the 2006 master plan
 - Update of the demand projections used in the OASIS model based on information from Phase I
 - Consideration of cost-effective yield enhancement strategies that minimize permitting and public opposition risks based on alternatives evaluated in Task 2B.2

Hazen will meet with the City to discuss the results of the raw water supply assessment and safe yield calculations.

Meetings

- Raw Water Supply Evaluation Review Meeting

Deliverables

- Meeting agenda, presentation slides (summary of current capacities and safe yield calculations), and meeting summary
- Raw water supply evaluation write-up incorporated into the Master Plan Report and CIP

Task 2B.2 – Raw Water Supply Alternatives Analysis

Hazen will conduct an alternatives analysis focused on strengthening long-term raw water supply reliability and system resiliency. Using the Phase 1 demand projections, planning assumptions, OASIS model developed in Task 2B.1, Hazen will:

- Screen and compare up to four total feasible alternative or supplemental sources, which may include (as applicable) Lake Lanier withdrawal, pumped-storage from the Chestatee River, groundwater, or other locally viable options identified by the City.

- Present the alternatives with qualitative comparisons and, as appropriate, identification of potential triggers for each option. This study will not result in one particular alternative being recommended for the City to implement.
- Analyze the feasibility, environmental impact, regulatory requirements, and a conceptual level cost associated with each alternative. The conceptual level costs will only be based on estimated capital and O&M costs using comparable project efforts and will not account for any regulatory, legal, or other associated costs that may arise from implementing each alternative
 - Alternatives that incorporate sources within the ACF Basin, including along the Chestatee River, can be modeled in the OASIS model updated as part of Task 2B.1, but any alternatives that include source water outside of the ACF Basin will be limited to a desktop/feasibility analysis and will not be modeled in OASIS as part of this task. Outside of OASIS, no other hydraulic or hydrologic analysis will be performed.
- Detailed engineering and design of alternatives will not be performed.
 - A full environmental permitting review or coordination effort with regulatory agencies such as the United States Army Corps of Engineers and the GA EPD will not be completed. Only an overview of the federal, state, or local permits that may be required for each alternative will be included.
- Consider 2014 Water Supply Plan and existence/viability of two old groundwater wells as emergency source water.
- Recommend strategies for ensuring long-term water supply reliability.
- Assess the impact of existing watershed management practices on water quality and sediment loading. High-level strategies will be recommended for watershed protection that could enhance raw water quality and reduce sedimentation rates, potentially involving collaboration LCWSA.

Meetings

- Raw Water Supply Alternatives Workshop

Deliverables

- Workshop agenda, presentation slides, and meeting summary
- Raw water supply alternatives write-up incorporated into the Master Plan Report and CIP

Task 2C – Water Treatment Plant Evaluation

Hazen will evaluate the performance of existing unit processes and major equipment at the City’s water treatment plant (WTP) through discussions with plant staff and a review of historical plant data. The treatment capacity will be reviewed by developing an understanding of existing plant flows relative to future flow projections developed in Phase 1: Task 1C. As part of this task, Hazen will:

- Collect, review, analyze, and summarize historical raw water, finished water, and distribution system water quality data and potential technical reports for the past five years.
- Conduct a site visit to interview operations staff to fully understand existing plant operations, issues, limitations, and operational preferences. Field testing of equipment and other physical testing (e.g., structural concrete coring) will not be performed.
- Develop a high-level summary of existing unit processes, including a process flow diagram graphic for inclusion in the Master Plan Report.
- Based on historical data, evaluate the ability of the WTP to meet existing and anticipated future regulations and other water quality goals that are desired to be met by the City. Consideration will be given to future potential changes in the raw water source quality that may affect the ability to meet regulations and other finished water quality goals.
- Evaluate need and timeline of transitioning the WTP from part-time to full-time operations to meet the future demand increase. Assess staffing requirements, including the need for additional certified operators. Review City's ability to self-perform necessary water quality testing associated with operation of the WTP and distribution system.
- Review sludge management practices of sending sludge from the WTP to the WWTP. Develop recommendations for potential changes to existing practices. Identify future solids handling processes to consider at the WTP along with concept level costs estimates. Update WWTP section of the master plan report, incorporating recommendations from this subtask.
- Estimate the timeline for future expansions to the WTP based on projected demands.
- Based on the site visit and interviews with staff, identify other significant capital improvements that may be required over the next 20 years for renewal and/or replacements.

A workshop will be held with the City to review the results of the evaluations performed and discuss the recommended short- and long-term improvements.

Meetings

- Site Visit (interview plant staff)
- WTP Evaluation Workshop

Deliverables

- Workshop agenda, presentation slides, and meeting summary
- WTP evaluation write-up (constraints, phased improvements, and recommended follow-up studies) incorporated into the Master Plan Report and CIP

Task 2D – Sewer Model Refinement and Collection System Improvement Update

Building on Phase 1 wastewater collection system findings, Hazen will refine the sewer hydraulic model and update collection system improvement recommendations using improved field information. This work supports more defensible capacity assessments, potential RDII reduction programs, and clearer justification for CIP funding and regulatory risk reduction (including SSO prevention and CMOM-driven best practices). The task is intended to leverage the ongoing flow monitoring program and targeted surveys to improve model accuracy and dynamic RDII characterization, resulting in more defensible CIP recommendations. Hazen will:

- Confirm and refine the Phase 1 list of critical verification locations (manholes, inverts, pipe sizes, and key lift station parameters) needed to improve model accuracy and confirm system constraints, and identify any additional locations based on flow monitoring results and model sensitivity.
- Update and calibrate the collection system model using the new monitoring data, applying RTK methodology for RDII characterization and adopting industry-standard calibration criteria.
- Evaluate system RDII and potential RDII reduction alternatives.
- Use the calibrated model to update capacity assessment results for existing and future conditions and refine Phase 1 preliminary improvement recommendations.

Meetings

- Calibration Results and Updated Capacity Assessment Review Virtual Meeting (existing and future conditions)
- Recommended Improvement Alternatives and Updated Collection System Project List Review Meeting

Deliverables

- Updated sewer model files and calibration documentation (to be included in Master Plan Report)
- Maps showing modeled capacity results under existing and future conditions
- Updated maps and descriptions for recommended collection system improvements and studies
- Review meeting materials (agendas, presentation slides, and meeting summaries)
- Sewer Model Refinement and Collection System Improvement Update write-up incorporated into the Master Plan Report and CIP

Task 2E – Master Plan Report Update

Hazen will develop a comprehensive Master Plan Report that consolidates Phase 1 and Phase 2 work into a single document. The report will include a CIP-focused executive summary and implementation plan (a detailed summary suitable for leadership review) followed by supporting technical sections covering each

planning category. Phase 2 workshop materials and key technical exhibits will be incorporated into the report to minimize separate standalone memoranda. Hazen will:

- Compile and summarize key data, assumptions, and technical findings from Phase 1 and Phase 2 evaluations across water supply, WTP planning, water distribution, wastewater collection, WWTP evaluation, and asset management.
- Update the prioritized project list and CIP narratives to reflect refined recommendations from Phase 2, including recommended sequencing and dependencies.
- Document planning-level cost information (AACE Class 5) and key cost assumptions used for CIP development and provide guidance on how costs should be refined during subsequent project definition and design.
- Prepare draft and final Master Plan Report, incorporating City review comments and preparing materials suitable for leadership and stakeholder communications.
- Update the Prioritization CIP tool, previously developed during Phase 1, by integrating the proposed projects from this study

Meetings

- Master Plan Report Review Meeting (draft report and CIP)

Deliverables

- Draft Master Plan Report (Phase 1 and Phase 2 consolidated)
- Final Master Plan Report and updated Prioritization CIP Tool

Assumptions

- Timely access to GIS, as-built information, SCADA or production records (as applicable), and available operations data needed to support evaluations.
- Historical WTP data (e.g., monthly operating reports) will be provided in electronic format (e.g., Excel files).
- City will provide PDF files of existing design drawings of the WTP (provided in Phase 1).
- Capital cost estimates for recommended improvements will be AACE Class 5 (-50% to +100%).
- Preliminary engineering of recommended improvements will not be performed.
- All meetings will be in person except for the following:
 - Task 2A recurring virtual check-in meetings
 - Task 2D calibration Results and Updated Capacity Assessment Review Virtual Meeting

Schedule

It is anticipated that the project will begin in May 2026 and be completed within approximately 13 months. A schedule is attached to this letter summarizing the tasks and their interrelationships.

Proposed Budget

The above scope of services will be compensated on a reimbursable time and expense basis for a not-to-exceed budget of \$249,690 for Phase 2 tasks. This work will be performed as an amendment to the Agreement to Professional Services for Dahlonge's Water and Wastewater Master Plan Update dated December 2, 2024.

Thank you for the opportunity to be of service to the City of Dahlonge. Please do not hesitate to call if you have any questions or would like to discuss our proposal in more detail. We look forward to continuing our work with you and the rest of the City staff on this very important project.

Sincerely,



Helen Lu, PE
Project Manager

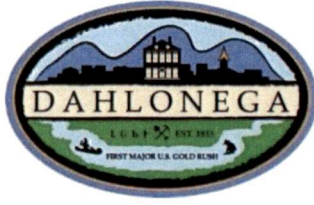
cc: David Haas, Matt Sellers

Enclosures: Work Breakdown Structure, Project Schedule,

Project	Dahlonega Water and Wastewater Master Plan Update - Phase 2															Labor Hours	Labor Costs	ODCs	Total Cost
Billing Category	Project Director	Chief Engineer	Subject Matter Expert	Managing Engineer	Senior Engineer	Engineer I	Engineer III	Managing Engineer	Engineer IV	Engineer V	Principal Engineer	Managing Engineer	Chief Engineer	Engineer V	Senior Designer				
Labor Rates	\$ 278.00	\$ 268.00	\$ 278.00	\$ 253.00	\$ 204.00	\$ 129.00	\$ 158.00	\$ 253.00	\$ 176.00	\$ 190.00	\$ 222.00	\$ 253.00	\$ 268.00	\$ 190.00	\$ 149.00				
Project Role	CSM	Project Manager	Raw Water Support	QA/QC	Modeler	Support	WW	Infrastructure	Raw Water	Asset Mgmt, Digital	Process (W)	Process (WW)	Electrical/I&C	Structural	Graphics				
Task 2A - Project Kick-off and Data Discovery	6	8	0	6	8	12	0	0	12	0	4	0	0	0	0	56	\$11,510	\$300	\$11,810
Task 2B.1 – Raw Water Supply Evaluation	10	6	24	8	0	120	8	0	116	0	0	0	0	0	0	292	\$50,244	\$150	\$50,394
Task 2B.2 – Raw Water Alternative Analysis	8	6	16	4	0	20	0	0	72	0	0	0	0	0	0	126	\$24,544	\$150	\$24,694
Task 2C – Water Treatment Plant Evaluation	40	4		4	0	108	0	0	0	0	66	0	6	6	6	240	\$45,430	\$450	\$45,880
Task 2D – Sewer Model Refinement and Collection System Improvement Update	2	32		8	108	128	0	0	0	0	0	0	0	0	0	278	\$49,700	\$300	\$50,000
Task 2E - Master Plan Report Update	14	24		46	44	72	20	6	40	16	32	12	0	0	10	336	\$66,614	\$298	\$66,912
TOTAL	80	80	40	76	160	460	28	6	240	16	102	12	6	6	16	1,328	\$248,042	\$1,648	\$249,690

Project Name: Dahlonega Master Plan Update (Phase 2)

Task/Milestone	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027
Project Management													
Task 2A - Project Kick-off and Data Discovery													
Task 2B.1 – Raw Water Supply Evaluation													
Task 2B.2 – Raw Water Alternative Analysis													
Task 2C – Water Treatment Plant Evaluation													
Task 2D – Sewer Model Refinement and Collection System Improvement Update													
Task 2E - Master Plan Report Update													



CITY OF DAHLONEGA

City Council Meeting Minutes

October 06, 2025, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision - Dahlonega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonega, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

CALL TO ORDER

Mayor Taylor called the Regular Meeting to order at 6:00 p.m. with the following Councilmembers present: Bagley, Brown, Gaddis, Reagin, and Shirley; Councilman Ariemma was absent.

INVOCATION AND *PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

(**The Pledge of Allegiance will be led by Finnley and Sawyer Simpson*)

The Invocation was led by Councilman Brown and the Pledge of Allegiance to the American Flag was led by Finnley and Sawyer Simpson.

APPROVAL OF AGENDA

There was a motion by Councilman Gaddis and a second by Councilman Reagin to approve the Agenda as presented.

Motion carried with five members in favor (Bagley, Brown, Gaddis, Reagin, and Shirley) and one member absent (Ariemma).

APPROVAL OF CONSENT AGENDA

There was a motion by Councilman Shirley and a second by Councilman Bagley to approve the Consent Agenda as presented.

1. Reappointment of Derrell West to the Public Housing Authority
JoAnne Taylor, Mayor
2. Amendment 49 to Ordinance 75-1, Water and Sewer Rates
Allison Martin, City Manager
3. Contract for Banking Services with United Community Bank
Kimberly Stafford, Finance Manager

Motion carried with five members in favor (Bagley, Brown, Gaddis, Reagin, and Shirley) and one member absent (Ariemma).

PUBLIC COMMENTS - PLEASE LIMIT TO FOUR MINUTES PER SPEAKER

The following individuals addressed the Council during Public Comments:

Ken Corbin
Gal Dowsett
Tom Gordineer

APPROVAL OF MINUTES

There was a motion by Councilman Gaddis and a second by Councilman Shirley to approve the Regular Meeting of September 2, 2025 Minutes; the Public Hearing of September 15, 2025 Minutes; the Work Session of September 15, 2025 Minutes; the Special Called Meeting and Executive Session of September 15, 2025 Minutes; and, the Special Called Meeting of September 26, 2025 Minutes.

- a. Regular Meeting of September 2, 2025
Rhonda Hansard, City Clerk
- b. Public Hearing of September 15, 2025
Rhonda Hansard, City Clerk
- c. Work Session of September 15, 2025
Rhonda Hansard, City Clerk
- d. Special Called Meeting and Executive Session of September 15, 2025
Rhonda Hansard, City Clerk
- e. Special Called Meeting of September 26, 2025
Rhonda Hansard, City Clerk

Motion carried with five members in favor (Bagley, Brown, Gaddis, Reagin, and Shirley) and one member absent (Ariemma).

APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS

1. Recognition of Katy Joy Beller for orchestrating UNG's First Saturday of Service on August 16, 2025
Mark Buchanan, City Engineer

Mayor Taylor and the Council recognized Katy Joy Beller for orchestrating UNG's First Saturday of Service on August 16, 2025; Ms. Beller was not in attendance.

No Council action was taken.

ANNOUNCEMENTS

There were no *Announcements*.

CITY REPORTS

2. August 2025 - Financial Report
Allison Martin, City Manager

Allison Martin, City Manager, addressed the Council and presented the August 2025 - Financial Report.

Mayor Taylor reminded attendees that the City's Financial Reports are available for public viewing on the City's website.

There was a motion by Councilman Shirley and a second by Councilman Brown to accept the August 2025 - Financial Report.

Motion carried with five members in favor (Bagley, Brown, Gaddis, Reagin, and Shirley) and one member absent (Ariemma).

ORDINANCES AND RESOLUTIONS

There were no *Ordinances and Resolutions*.

CONTRACTS AND AGREEMENTS

3. Award of Project 2025-010 (North Grove Street Phase 2) to Hasbun Construction, LLC in the not to exceed amount of \$408,749.99 with approval of the associated Contract Vince Hunsinger, Capital Projects Manager

Vince Hunsinger, Capital Projects Manager, addressed the Council and confirmed that the price of \$408,749.99 includes a 15% contingency.

There was a motion by Councilman Gaddis and a second by Councilman Reagin to approve the request as presented, including a 15% contingency.

Motion carried with five members in favor (Bagley, Brown, Gaddis, Reagin, and Shirley) and one member absent (Ariemma).

4. Flow Monitoring Support Proposal - Water Sewer Master Plan Component
Allison Martin, City Manager

Allison Martin, City Manager, addressed the Council and confirmed that staff recommends approval of the Flow Monitoring Support Proposal as part of the Water and Sewer Master Plan; she confirmed that the project will provide accurate flow monitoring data to strengthen the City's master planning efforts. Manager Martin stated that the Proposal addresses data gaps identified by Hazen & Sawyer in the City's sewer collection system.

There was a motion by Councilman Shirley and a second by Councilman Brown to approve the Flow Monitoring Support Proposal as presented by Manager Martin.

Motion carried with five members in favor (Bagley, Brown, Gaddis, Reagin, and Shirley) and one member absent (Ariemma).

5. 2026 Employee Insurance Renewal
Allison Martin, City Manager
Strategic Priority - Communication

Allison Martin, City Manager, addressed the Council and stated that the City historically participated in GMA's Insurance Pool for health, vision, and dental benefits. Manager Martin explained that the proposal from Cigna offers a ten percent (10%) premium reduction and administrative credit to support wellness programming. With the GMA Wellness Grant terminating, Manager Martin confirmed that staff recommends using \$7,000 for continued health education and \$500 to assist employees who meet their annual deductible.

There was a motion by Councilman Gaddis and a second by Councilman Shirley to approve the change in insurance carrier to Cigna with the inclusion of the recommended allocations.

Motion carried with five members in favor (Bagley, Brown, Gaddis, Reagin, and Shirley) and one member absent (Ariemma).

OTHER ITEMS

6. Suspension of enforcement of the City's Open Container Laws in the Hancock Park area for the *Spirits Tavern Halloween Party and Fundraiser* beginning at 8:00 p.m. and ending at 11:00 p.m. on October 31, 2025
Sarah Waters, Assistant City Clerk

Mayor Taylor stated that this event has previously occurred in the Park and supports a worthy cause.

There was a motion by Councilman Bagley and a second by Councilman Reagin to suspend enforcement of the City's Open Container Laws in the Hancock Park area for the *Spirits Tavern Halloween Party and Fundraiser* beginning at 8:00 p.m. and ending at 11:00 p.m. on October 31, 2025.

Motion carried with five members in favor (Bagley, Brown, Gaddis, Reagin, and Shirley) and one member absent (Ariemma).

7. Adoption of a Resolution authorizing Affidavit concerning the Executive Session of September 15, 2025
Rhonda Hansard, City Clerk

There was a motion by Councilman Reagin and a second by Councilman Gaddis to adopt a Resolution authorizing Affidavit concerning the Executive Session of September 15, 2025.

Motion carried with five members in favor (Bagley, Brown, Gaddis, Reagin, and Shirley) and one member absent (Ariemma).

COMMENTS - PLEASE LIMIT TO THREE MINUTES PER SPEAKER

Clerk Comments

Rhonda Hansard, City Clerk, was absent; there were no comments.

City Manager Comments

Allison Martin, City Manager, announced that the first session of the Lumpkin-Dahlonega Transportation Study will occur on October 7 and October 28; the Georgia Mountains Regional Commission's (GMRC) Council will hold its regular monthly meeting on October 30 at Pinetree Recreation Center; final asphalt paving on Park Street is scheduled to occur October 16 and October 17; and, that the Pedestrian Bridge is following schedule and is as far along as it can be at the current time.

City Attorney Comments

Doug Parks, City Attorney, had no comments.

City Council Comments

Councilman Gaddis thanked staff for the provided update regarding Park Street and requested that future, large-scale projects include incentives for contractors that complete work ahead of schedule.

Councilman Reagin announced that he had retrieved the email from Mr. Ken Corbin from his junk folder and that he would soon reply to the message.

Councilman Shirley spoke of ongoing traffic concerns; commended City staff for their outstanding work during last Friday's events and noted the large positive attendance by citizens.

Councilman Bagley acknowledged Mr. Ken Corbin's traffic concerns; announced that he is looking forward to seeing children walk safely to school with the addition of new sidewalks; and, commended staff on the ten percent (10%) health insurance savings and the full rollback in the Budget.

Councilman Brown reiterated the comments regarding traffic improvements and expressed appreciation for the updates regarding the health insurance savings and Budget rollback.

Mayor Comments

Mayor Taylor encouraged everyone to attend the Lumpkin Literacy Spelling Bee on October 7.

ADJOURNMENT

There was a motion by Councilman Bagley and a second by Councilman Brown to adjourn the Regular Meeting.

Motion carried with five members in favor (Bagley, Brown, Gaddis, Reagin, and Shirley) and one member absent (Ariemma), and the Regular Meeting was adjourned at 6:36 p.m.

Guideline Principles - The City of Dahlonega will be an open, honest, and responsive city that balances preservation and growth and delivers quality services fairly and equitably by being good stewards of its resources. To ensure the vibrancy of our community, Dahlonega commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare...for ALL!

Approved this 3rd day of November, 2025.



JoAnne Taylor, Mayor

ATTEST:



Rhonda P. Hansard, City Clerk



City Council Agenda Memo

DATE: 4/23/2026
TITLE: Pedestrian Bridge Dedication Plaque
PRESENTED BY: Allison Martin, City Manager & Mark Buchanan, City Engineer/Public Works Director
PRIORITY Strategic Priority - Infrastructure

AGENDA ITEM DESCRIPTION

Pedestrian Bridge Dedication Plaque

HISTORY/PAST ACTION

The city council previously approved a Transportation Alternatives Program project for a pedestrian bridge and sidewalk located along Morrison Moore Parkway at Lake Zwerner. With large construction projects it is customary to install a bronze dedication plaque commemorating those who worked on the project, the governing body, and the funding source(s) for said project. Staff propose that a plaque be designed and installed at the time of dedication/opening of this project. The attached document provides a sample template for the bronze plaque. Please note, the final bronze plaque will not reflect a city logo in full color.

FINANCIAL IMPACT

The average cost of a bronze plaque and installation is ~\$4,000.

RECOMMENDATION

It is the recommendation of staff that a bronze plaque be commissioned and installed to commemorate the pedestrian bridge project.

SUGGESTED MOTIONS

n/a

ATTACHMENTS

Sample plaque format based on feedback from the work session.



This pedestrian bridge was made possible by the efforts of the Dahlonega City Council and Staff. This project was funded by the citizen-approved Transportation Special Local Option Sales Tax, the Georgia Department of Transportation's Transportation Alternatives Program, and the Lumpkin County Board of Commissioners.

2026

Mayor

Sam Norton

Councilmembers

Johnny Ariemma

Lance Bagley

Dan Brown

Tony Owens

Ryan Reagin

Ross Shirley

City Manager

Allison Martin

City Engineer

Mark Buchanan, PE

Georgia Department of Transportation Commissioner

Russell R. McMurry, PE

Georgia Department of Transportation District 1 Engineer

Jason Dykes, PE



CITY OF DAHLONEGA
 465 Riley Road
 Dahlonega, Georgia 30533
 Phone: 706-482-2707 • 706-482-2714 • 706-482-2726
 Fax: 706-864-4837

HANCOCK PARK PAVILION RENTAL POLICIES

This rental includes the use of the Hancock Park Pavilion, restrooms, storage closet and a reasonable distance around the pavilion. This distance has been determined to be 20 feet.

Rental Fees

The rental fee and deposit are due when the application is submitted. Proof of insurance coverage may be required for some types of events. Application review can be expected within 30 days. Review and approval are required.

Base fee for 1-5 hours			
Small private functions such as parties are not subject to damage deposit. However, repairs for any damage to the site as determined by City staff will be the responsibility of the renter.			
All rental fees for events open to the public are required to pay an additional \$100 refundable deposit.			
Rental Fees Monday-Thursday		Rental Fees Friday-Sunday	
City Property Owner	Non-City Property Owner	City Property Owner	Non-City Property Owner
\$75	\$125	\$100	\$175
Non-Profit Organizations* City Property Owner		Non-Profit Organizations* Non-City Property Owner	
\$40	\$65	\$50	\$90

***Non-profit organizations (must provide IRS-issued proof of status)**

Events taking place over multiple, consecutive days and rentals 6 hours or more:

Base fees for 6 or more hours			
All rental fees require an additional \$100 refundable deposit.			
Fees listed below are per day.			
Daily Rental Fees Monday-Thursday		Daily Rental Fees Friday-Sunday	
City Property Owner	Non-City Property Owner	City Property Owner	Non-City Property Owner
\$115	\$200	\$150	\$265
Non-Profit Organizations * - City Property Owner		Non-Profit Organizations* - Other	
\$60	\$100	\$75	\$135

***Non-profit organizations (must provide IRS-issued proof of status)**

ALCOHOL BEVERAGE LICENSE APPLICATION (City Clerk, cityclerk@dahlonega.gov)

- Temporary Special Event Alcoholic Beverage Application for non-profit organizations: The State of Georgia handles our temporary special event alcoholic beverage applications through the centralized alcohol portal (APL) at the Georgia Tax Center (GTC) site. Applications for the temporary special events are available on the GTC site. Once completed, the application and accompanying documents must be uploaded to the ALP for review by the State Alcohol Tobacco Division and the City of Dahlonega Clerk's Office 60 days before the event. The Main Street-approved application for the event must accompany the application. Council approval may be required for events so that a 60-day window will allow adequate time for Council Approval. The fee schedule is shown on the site, and payments are accepted at City Hall or the GTC site. Application fees are required with the application. Applicants must comply with all stipulations outlined in the City of Dahlonega Temporary Alcoholic Special Events Application. Upon Council approval, the City Clerk's Office will issue the Temporary Special Event Alcoholic Beverage License, valid only for the event for which the permit is issued.
- Off-Site Catering Alcohol Beverage Application for-profit and non-profit organizations: The City Clerk's Office accepts all Off-Site Catering alcoholic beverage applications for events in the City of Dahlonega. The application must be provided to the City Clerk's Office with the Main Street-approved application for each event. The application is available on the City of Dahlonega website. The application must be completed and sent to the City Clerk 60 days before the event. Council approval may be required for events so that a 60-day window will allow for adequate time for Council Approval. The fee schedule is shown on the application, and payment is required with the application. Upon Council approval, the City Clerk's Office will issue the Off-site Alcoholic Beverage License, valid only for the event for which the permit is issued. (An organization with a consumption on-premises alcoholic beverage license completes this application for the event organization and is responsible for adhering to our code of ordinance for Alcoholic Beverage License)

PRE-AND POST-EVENT MEETINGS:

- A representative from the City Police Department, the City of Dahlonega, and the group sponsoring the event will be invited to meet at City Hall at least one month prior to the event. All public safety considerations will be discussed at this meeting. In the event alcohol is to be sold at the event, the City Clerk will also be present at the Pre-Event Meeting.
- After the event takes place, the same representatives will come together for a post-event meeting to discuss its outcome and how the event could be improved in the future. Staff will also go over any additional fees that the event coordinator may have incurred during the event and determine how much of the damage deposit will be returned.

PUBLIC SAFETY AND SECURITY:

- Special event producers may be required to hire off duty officers or certified flaggers for public safety duties and traffic control. It is the event producer's responsibility to make all arrangements and pay any fees.
- Booths that back up to sidewalks must have at least three feet of space between each booth. This is to allow pedestrians to walk from road to sidewalk easily in case of emergency.

MEDICAL:

- For all multi-day events, medical personnel will be required to be on site. Medical supplies are the responsibility of the event producer.

INSURANCE:

- Prior to issuance of a permit the city may require liability insurance, property damage insurance, and a hold harmless agreement indemnifying the city for any personal injury or property damage arising from the event. Insurance must be submitted 15 days prior to the event.

PARKING:

- The event producer is required to advertise overflow downtown parking locations on the event website/social media pages. These locations are 147 North Park Street and the University of North Georgia parking deck (access on South Chestatee Street and West Main Street). A map of these locations will be provided to the event producer by City staff.
- The City of Dahlonega will provide signage directing traffic to the University of North Georgia decks with daytime and nighttime visibility.

RESERVATION/APPLICATION PROCESS:

- Reservations must be made at least one month in advance.
- Reservations may be made up to one year in advance.
- Reservations are not transferable.
- Reservations cannot be secured by telephone.
- Applications may be submitted to aalexander@dahlongadda.org or submitted in person at City Hall.
- The applicant must be age 21 or above.
- All applicants must present proof of residence with photo identification at the time application is submitted.
- Application review can be expected within 30 days. After review, the applicant will be advised of fees which may be required. (For example, damage deposit, rental fees, security, sanitation, solid waste, and public safety based upon the size and type of event and based upon review and recommendation by the Special Events Committee).
- All renters must complete and sign the rental agreement.
- At the discretion of the DDA Director, a Pre-Event Meeting may be required prior to the event.

DEPOSIT, CANCELLATIONS, REFUNDS:

- The deposit refund will be mailed to the organization or individual within fourteen (14) business days after the rental, providing that the renter and staff closing walk through is completed, that no damage occurred, and that the facility was left clean.
- The renter must return the rental permit upon cancellation to begin processing any refund.
- Refunds will not be issued due to inclement weather or failure on the part of the renter to use the facility on the date reserved.
- Refunds will only be issued for cancellations made 48 hours or more prior to the rental date, minus a \$25.00 service charge. The service charge is waived for non-profit organizations. Cancellations made less than 48 hours prior to the event will result in forfeiture of the deposit or the rental fee, whichever is less.

RENTER'S RESPONSIBILITIES:

- Prior to the start of the rental, it is the renter's responsibility to perform a walk-through of the facility with the staff member to identify any prior damages, irregularities, etc. (Failure to perform the walk-through forfeits the renter's case against damages or irregularities found after the rental.) Following the rental, the renter may be required to perform the walk-through with staff to conclude that no damage occurred, and that the facility was left clean.
- The renter is entitled to use the facility for the time specified in the reservation. Time spent on set up and clean-up of the facility is considered part of the rental. Renters will be charged accordingly for any overage.
- The pavilion floor should be swept and cleaned if the rental involves food consumption.
- All visible trash must be picked up, bagged, and deposited into trash receptacles or carried away from the site to an appropriate trash receptacle. The first trash receptacles for use are the rolling trash cans located outside of the pavilion. If these are full, the dumpster located in Hancock Park may be used. Trash must be placed inside the dumpster.
- Restrooms must be cleaned and free of trash.
- Renters are responsible for facility damage and will pay for any necessary repairs.
- Renters must abide by the laws of the State of Georgia and the Ordinances of the City of Dahlongega.
- Failure to comply with these may result in the rental agreement being voided immediately and the renter being required to leave the premises.
- The rental permit holder must be present on site with the permit during the entire rental period, including set up and clean up.
- Renters must obtain other necessary permits from the police, the fire and health department if applicable.

PROHIBITED ITEMS:

- No grills or cooking allowed. This includes pull-behind grills and grills in truck beds. Food must be brought in.
- No decorations using tape, thumb tacks, nails, screws (table decorations and free-standing signs are allowed during the rental period)
- No alcohol without appropriate city and state permits, tobacco products, drugs, or illegal substances are allowed in the park.
- No vehicles are allowed in the park.
- Any music must meet Noise Ordinance regulations:
https://library.municode.com/ga/dahlonega/codes/code_of_ordinances?nodeId=PTIICOOR_CH22OFMIPR_ARTIIN_GE_S22-5NOPO (hard copies available).
- No other areas of the park can be roped off limiting access for public use.
- No firearms.
- No unleashed pets. Owners must clean up pet waste. The upkeep of the pet area is not included in the rental agreement. If applicants want this station serviced prior to their rental a request must be made at the time of application.
- No games or activities that could damage the lawns.
- No glass containers.

RESERVATIONS DENIED, PERMITS TERMINATED:

A request for reservations may be denied for cause, including, but not limited to, the following:

- a. Failure to abide by city park rules and regulations, state laws, or city ordinances on a previous occasion.
- b. Issuance by the renter to the city of a check for insufficient funds (may be corrected by the applicant within three business days or the reservation is cancelled).
- c. If the rental is deemed not to be in the best interest of the city.

A reservation permit may be revoked or terminated if:

- a. Information submitted on the permit application is discovered to be false.
- b. The renter violates a policy, rule or regulation as set forth in the permitting process.
- c. The renter transfers or attempts to transfer the privileges contained in the permit to another party.
- d. The city manager deems it to be in the best interest of the city.

I have read and understand the above-listed rules and policies and agree to abide by them.

SIGNATURE OF APPLICANT REQUIRED: _____

PRINT NAME: Faith Mihok **DATE:** 11/11/25

The City of Dahlonega Hancock Park
Pavilion Rental Application

Applicant's Information: (please print legibly) Name of Applicant:

Applicant's Phone Number: [REDACTED]

Applicant's Email Address: [REDACTED]

Cell # [REDACTED]

Applicant's Mailing Address: [REDACTED]

Dahlonega, Ga 30533

Event information:

Estimated Number of People Attending: Event Description:

unknown number of attendance

It's not fully set in stone, but I envision live worship music, maybe some sr
sharing their testimonies and people available to pray for whoever wants. Very peaceful.
Please let me know if you need anything else for me for this to be accepted:)

Organization Sponsoring the Event: Faithfully Testify

Event Date: October 31, 2026

Event Time (start and stop time – including set up and break down): Probably around 4-9

*If your event takes place while the Dahlonega Farmers Market is open two weeks' notice must be given to move or close the market.

Is this event open to the public? YES NO

Is this the first time for this event? YES NO

Do you propose to use pop-up tents? YES NO

What size tents? _____ (All tents larger than 10X10 must be approved by City Council)

Will loudspeakers/sound amplification be used? YES NO

Will there be retail vendors selling goods? YES NO

Will there be food vendors selling goods? YES NO

If yes, additional sanitation services may be required by City staff. Please note no cooking is allowed in Hancock Park.

Will there be alcohol sold at this event? YES NO

If so, please complete a Special Events Alcohol Application (available on the City Website under City Applications & Forms) and submit it to the DDA Office with this packet.

How do you plan to publicize this event? Include information regarding off-street parking options in your marketing efforts and your attendee databases. Parking information is available from the Main Street Office. Include website & social media pages so they can be incorporated into City of Dahlonega marketing efforts.

My email/number lists who are with Faithfully Testify, word of mouth, and social media

Is a parade or 5K run included in your event? YES NO *If yes, please complete the City of Dahlonega Parade and 5K Permit Application and contact staff@dahlongegadda.org or call 706-482-2707. Separate fees may apply. If the route includes a State Route, coordination with GDOT is required.

Will there be road closures? YES NO *If yes, please provide a map showing all proposed closures and detour routes. Events closing roads will be required to work with law enforcement for pedestrian and traffic control. Additional fees may apply.

What times will roads be closed and reopened? _____

Staff Use Only:

Permit Application Received: _____ Permit Reviewed By: _____

Application Recommended for: Approval Denial Council Review

Pre-Event Meeting Scheduled: _____

Post-Event Meeting Scheduled: _____

Fee Paid: _____ Method: _____ Date: _____

Deposit Paid: _____ Method: _____ Date: _____

Deposit Refunded: YES NO

Reason, if No:

Date Refund Check Processed: _____

STAFF USE ONLY

SERVICES TO BE PROVIDED		
ARRANGEMENT TERMS		
REQUIRED SIGNATURES	EVENT PLANNERS	PRINTED NAME _____
	SIGNATURE _____	SIGNATURE _____
	DATE _____	DATE _____



City Council Agenda Memo

DATE: 4/28/2026
TITLE: 2026 GICH Letter of Support Authorization
PRESENTED BY: Ariel Alexander
PRIORITY: Strategic Priority - Effectively Manage Growth

AGENDA ITEM DESCRIPTION

2026 GICH Letter of Support Authorization

HISTORY/PAST ACTION

The City of Dahlonega is a freshman class participant in the Georgia Initiative for Community Housing 2026 Cohort. This three-year program helps guide cities in making a housing plan specific to their community needs. The Peak of Dahlonega was a previously approved multi-phase development. Phase I is a LIHTC development completed in 2025. Phase II was set aside to be a three-story senior apartment living facility with an elevator to serve residents. The formal request packet from the developer is attached for review. Senior housing continues to be on of the most requested forms of housing for those who wish to downsize but are not yet ready to move to assisted living or nursing care.

FINANCIAL IMPACT

N/a

RECOMMENDATION

It is the recommendation of the city's GICH housing team to issue the letters of support.

SUGGESTED MOTIONS

I make a motion to approve the issuance of the letter of support from the housing committee and authorize the city's approval letter be executed and submitted for Phase II of the Peaks of Dahlonega.

ATTACHMENTS

Sample letters and Peaks of Dahlonega Phase II request packet

May 4, 2026

Office of Affordable Housing
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329-2231

RE: Georgia Initiative for Community Housing Letter Authorization
Proposed Peaks of Dahlonega II Multi-Family Apartment Community located along
Morrison Moore Parkway East, Dahlonega, Lumpkin County, Georgia
Tax Parcel: 078 197

To the Office of Affordable Housing:

This letter is to confirm that the City of Dahlonega authorizes the issuance of one letter to the Georgia Department of Community Affairs acknowledging formal support. This letter will be issued for the Peaks of Dahlonega II multi-family project to be constructed located along Morrison Moore Parkway East, Dahlonega, Lumpkin County, Georgia in the 2026 LIHTC Application round.

If I can be of further assistance, please contact me at 706-864-6133.

Sincerely,

Sam Norton
Mayor
City of Dahlonega

May 4, 2026

Office of Affordable Housing
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329-2231

RE: Georgia Initiative for Community Housing Formal Support
Proposed Peaks of Dahlonega II Multi-Family Apartment Community located along
Morrison Moore Parkway East, Dahlonega, Lumpkin County, Georgia
Tax Parcel: 078 197

To the Office of Affordable Housing:

The City of Dahlonega is listed as a Freshman Community in the Georgia Initiative for Community Housing (GICH) Program. Our community has set housing goals to include providing safe and affordable rental housing to our community. The boundaries of our GICH Community are the City of Dahlonega City Limits. The proposed Peaks of Dahlonega II Multi-Family Apartment Community located along Morrison Moore Parkway East (Tax Parcel 078 197) is located within the Dahlonega GICH Community Boundaries.

Landbridge Development has provided information to the City of Dahlonega about their proposed apartment community to be located along Morrison Moore Parkway East. We believe that this proposed development fits within our goals of affordable housing and would be a great addition to our community.

As an official representative for the City of Dahlonega, please accept this letter of formal support from the majority of GICH members for this proposal.

If I can be of further assistance, please contact me at 706-482-2706

Sincerely,

C. Allison Martin
City Manager
City of Dahlonega



7000 Peachtree Dunwoody Road
Suite 4-100
Atlanta, GA 30328
Phone: (678) 638-4181
Fax: (678) 638-4272

TO: City of Dahlonega Local Georgia Initiative for Community Housing (GICH) Committee
FROM: D’Anne Hilsmier
DATE: April 22, 2026
SUBJECT: Request for GICH Support – Peaks of Dahlonega Phase II (2026 LIHTC Application)

Landbridge Development, LLC respectfully submits this request for GICH support for Peaks of Dahlonega Phase II, a proposed 44-unit affordable senior housing development to be located in Dahlonega, Lumpkin County, Georgia. The Project will be financed through the 2026 Georgia Department of Community Affairs (DCA) 9% Competitive LIHTC Round.

Project Overview:

Project Name: Peaks of Dahlonega Phase II
Location: Dahlonega, GA (City Limits)
County: Lumpkin County

Applicant: Landbridge Development, LLC

LIHTC Round: 2026 – 9% Competitive
Number of Units: 44 Units
Target Population: Seniors (55+)
Set-Aside: Income Averaging (50%, 60%, and 80% AMI)

Development Type: New Construction

Peaks of Dahlonega Phase II is the second phase of a multi-phase affordable housing development on approximately **9.64 acres**. The Project is designed specifically to meet the housing needs of seniors in Dahlonega and Lumpkin County, including seniors on fixed incomes and seniors requiring access to service-enriched housing.

Alignment with Local Plans and GICH Goals:

The proposed development directly aligns with the City of Dahlonega Comprehensive Plan, local housing priorities, and the goals of the Georgia Initiative for Community Housing (GICH), including:

- Expanding the supply of long-term affordable housing for seniors;

- Supporting aging-in-place within walkable, service-connected communities;
- Leveraging LIHTC to address documented housing affordability gaps;
- Strengthening stable neighborhoods through high-quality design and amenities.
-

The Project advances GICH objectives by combining permanent affordability, senior-focused design, and on-site resident services within a planned, community-oriented development.

Development Program and Design:

Peaks of Dahlenega Phase II will consist of 44 elevator-served senior apartment units, constructed to DCA and QAP standards. The community will complement Phase I and integrate seamlessly into the surrounding neighborhood.

Unit Features

- Energy-efficient heat pump HVAC systems
- Energy Star appliances (refrigerator, dishwasher, range, microwave)
- In-unit washer/dryer
- Luxury vinyl plank flooring
- Ceiling fans and nine-foot ceilings
- Accessible unit layouts

Site and Building Amenities

- Community room with seating, task lighting, and Wi-Fi
- Community kitchen/kitchenette
- Computer lounge
- Fitness center
- Covered pavilion and picnic areas
- Accessible outdoor gathering spaces
- Fenced community garden
- Interior furnished gathering areas on each floor
- Elevators serving all residential floors

These amenities are designed to promote socialization, wellness, and independent living for senior residents.

Supportive Services and Programming

Peaks of Dahlenega Phase II will offer a structured service-enriched housing model tailored to seniors.

On-site programming will include:

- Social and recreational activities (holiday events, movie nights, group activities);
- Health and wellness programming (nutrition education, exercise classes);
- Enrichment classes (financial literacy, computer skills, safety training);
- Community engagement and resident-led activities.

These services are intended to enhance quality of life, support health outcomes, and promote long-term housing stability.

Construction and Development Budget Summary

- **Estimated Construction (Hard Costs):** Approximately \$9.8 million
- **Estimated Total Development Cost:** Approximately \$14.7 million
- **Average TDC per Unit:** Approximately \$334,000

The development budget is consistent with current construction costs for senior LIHTC housing and reflects high-quality materials, accessibility features, and long-term durability.

Zoning and Utilities

- **Zoning:** Appropriate residential zoning; no zoning changes required
- **Utilities:** Water and sewer service provided locally; electric service by Georgia Power
- **Broadband:** Free high-speed Wi-Fi provided in common areas

Proposed Development Timeline

- **May 2026:** Submit LIHTC Application to DCA
- **Fall 2026:** Anticipated invitation to proceed to Threshold Review
- **Spring 2027:** Clear Threshold Review
- **Mid-2027:** Construction Start
- **Late 2028:** Construction Completion and Lease-Up

Site Plan/Parking:

The proposed site plan is attached. Exhibit A

Green/Recreational Spaces:

The nearest public park is located approximately 0.25 miles from the property. In addition, the community has intentionally incorporated its own green and recreational spaces within the development to ensure residents have convenient access to outdoor activity areas. The following amenities are proposed on-site and are identified in the provided Site Plan.

- Fenced community gardens
- Picnic pavilion with tables and grills
- Sidewalks throughout the community, maintained by the property, which also extend into Phase 1, enhancing walkability and access to additional community resources.

This community space will provide several on-site amenities for residents, including a community room, community kitchen, a covered porch for gathering, on-site management, Wi-Fi, room, computer lounge, fitness center, and seating areas throughout. Rainbow Housing Assistance Corporation will be contracted to provide Resident Services to the community. Rainbow Resident Services are set up to improve resident well-being through service-enriched housing programs and positively impact the property performance, including stability and retention. The proposed Amenities are identified on the Site Plan. Exhibit A

Developer Experience and GICH Track Record

Landbridge Development, LLC has an extensive record of developing successful **GICH-designated communities** across Georgia, including:

- **2025 Dahlonega, GA - Peaks of Dahlonega – 60 units; 2025 NEW GICH Community**
- 2018 Waynesboro, GA - Waynesborough Senior II – 43 units; GICH Community
- 2017 Hall County - Peaks of Oakwood – 84 units; GICH Community
- 2016 Cornelia, GA – Peaks of Cornelia – 80 units; GICH Community
- 2015 McRae-Helena, GA – McRae-Helena Estates – 48 units; GICH Community
- 2014 Greensboro, GA - Mary Leila Lofts – 71 units; GICH Community
- 2012 Tennille, GA – Washington Estates II – 40 units; GICH Community
- 2010 Waynesboro, GA - Waynesborough Senior I – 39 units; GICH Community
- 2008 Tennille, GA - Washington Estates I – 54 units; GICH Community
- 2008 Tifton, GA - Tifton Estates – 34 units; GICH Community
- 2007 Blakely, GA – Blakely Commons – 64 units; GICH Community
- 2007 Fort Valley - Magnolia Terrace II – 36 units; GICH Community
- 2006 Waynesboro, GA - Pecan Grove II – 64 units; GICH Community
- 2002 Waynesboro, GA - Pecan Grove I – 40 units; GICH Community
- 2002 Rome, GA - Ashland Park – 184 units; GICH Community

See attached full experience list of all communities in GA. Exhibit B

This experience demonstrates the development team’s long-standing commitment to GICH communities, senior housing, and high-quality affordable development.

Request for GICH Support

Landbridge Development respectfully requests that the City of Dahlonega and the Local GICH Committee select Peaks of Dahlonega Phase II for GICH support and issue a GICH Letter of Support in connection with the Project’s 2026 LIHTC Application.

GICH support will strengthen the application by affirming local commitment to senior housing, community collaboration, and long-term affordability in Dahlonega.

Please do not hesitate to contact us should you require additional information or clarification.

Contact Information

Landbridge Development, LLC
D’Anne Hilsmier, Application Manager
Email: d_anne@grhco.com
Phone: 678-638-4181

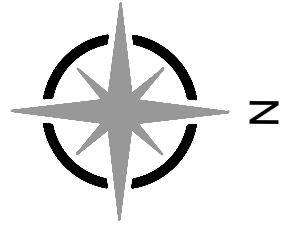
PHOTOS/EXAMPLES OF PAST LIHTC PROJECTS – SEE EXHIBIT C

LIST OF PROPERTIES/MANAGEMENT COMPANIES - CONTACTS/REFERENCES – SEE EXHIBIT D

LIST OF PROPERTIES/MUNICIPALITIES PARTNERS - CONTACTS/REFERENCES – SEE EXHIBIT E

Exhibit A

Proposed
Site Plan



0 1"
SCALE: 1" = 100'

AMENITIES

- ① COMMUNITY ROOM
- ② EXTERIOR GATHERING AREA
- ③ UNIT WASHER & DRYER HOOK UPS
- ④ WASHERS & DRYERS IN EVERY UNIT
- ⑤ FENCED COMMUNITY GARDEN
- ⑥ COVERED PAVILION W/ PICNIC/BBQ FACILITIES

GENERAL NOTES

1. NO FLOOD PLAIN ON PROPERTY.
2. STATE WATERS AND BUFFERS ARE LOCATED ON PROPERTY AS SHOWN ON PLAN.
3. EXISTING EASEMENTS ARE SHOWN ON PROPERTY.
4. EXISTING PROPERTY IS VACANT AND CONTAINS A SHARED PRIVATE DRIVE (UNDER CONSTRUCTION).
5. DRIVEWAY, TURN LANES, AND ROAD THROUGH LOT 2 ARE UNDER CONSTRUCTION WITH PEAKS OF DAHLONEGA PHASE 1.

SITE INFORMATION

LAND LOT 1056 & 1057 - DISTRICT 12 UNIT MIX:
 ZONING: PRD
 SITE AREA: 9.64 ACRES±
 PROPOSED DENSITY: 4.6 UNITS/ACRE
 ALLOWED DENSITY: 8 UNITS/ACRE
 BUILDING SUMMARY:
 a. 3-STORY 44 UNIT BUILDING

1 BEDROOM = 30 UNITS
2 BEDROOM = 14 UNITS
TOTAL = 44 UNITS
PARKING REQUIRED: 92 STALLS
PARKING PROVIDED: 92 STALLS



ESS
 Engineering Surveys
 & Services
 DELIVERING YOUR VISION™
 1113 Fay Street, Columbia, MO
 65201
 573 - 449 - 2646
 www.ess-inc.com
 Georgia Professional Engineering
 Corp # PEF005339

**LANDBRIDGE
 PEAKS OF DAHLONEGA - PHASE II**

STATE HIGHWAY 9
 DAHLONEGA, LUMPKIN COUNTY, GEORGIA

Revised
Date MAY 12, 2025
Design: KAL Drawn: BR
CONCEPTUAL SITE PLAN
Sheet SHEET 3B
ES&S PROJECT NO. - Page 96 -

Exhibit B

Georgia Experience

Exhibit B

GA LIHTC Experience								
Award Date	Property Name	City	Georgia DCA Property ID No.	Total Units	Role/Exp. Code	Activity	Primary Funding Source	Secondary Funding Source
09/2025	Peaks of Clayton	Clayton	2025-017	48	GP/D	New Construction	TC	Conventional
10/2023	Pinewood Park Rehab	Macon	2023-009	148	GP/D	Acquistion/Rehab	TC/TCAP/EXCH	Conventional
10/2023	Peaks of Douglas	Douglasville	2023-007	56	GP/D	New Construction	TC/TCAP/EXCH	Conventional
11/2021	Peaks of Dahlonega	Dahlonega	2021-003	60	GP/D	New Construction	TC/HOME	Other
4/2020	Peaks of Dawsonville	Dawsonville	2020-501	80	GP/D	New Construction	TC/HOME	Conventional
10/18	Waynesboro Estates II	Waynesboro	2018-034	43	GP/D	Adaptive Reuse-Historic	TC / TCAP / EXCH	Other
11/2017	Peaks of Oakwood	Oakwood	2017-18	84	GP/D	New Construction	TC / TCAP / EXCH	Other
11/2016	Peaks of Cornelia	Cornelia	2016-40	80	GP/D	New Construction	TC / TCAP / EXCH	USDA/Rural
12/2015	McRae-Helena Estates	McRae- Helena	2015-061	48	GP/D	New Construction	TC / TCAP / EXCH	
01/2014	Mary-Leila Lofts	Greensboro	2013-052	71	GP/D	Adaptive Reuse-Historic	TC / TCAP / EXCH	Conventional
01/2012	Washington Estates II	Tennille	2011-039	40	GP	New Construction	TC / TCAP / EXCH	
02/2010	Waynesboro Estates	Waynesboro	2009-051	39	GP/D	Adaptive Reuse-Historic	TC / TCAP / EXCH	
11/2008	Tifton Estates	Tifton	2008-027	34	GP	New Construction	TC / TCAP / EXCH	USDA/Rural
11/2008	Washington Estates	Tennille	2008-028	54	GP	New Construction	TC / TCAP / EXCH	USDA/Rural
10/2007	Blakely Commons	Blakely	2007-035	64	GP	New Construction	TC / TCAP / EXCH	USDA/Rural
10/2007	Magnolia Terrace II	Fort Valley	2007-034	36	GP	New Construction	TC / TCAP / EXCH	USDA/Rural
10/2006	Pecan Grove II	Waynesboro	2006-009	64	GP	New Construction	TC / TCAP / EXCH	Conventional
10/2005	Park Commons HFOP	Atlanta	2005-020	179	GP	Substantial Rehab	TC / TCAP / EXCH	Conventional
10/2005	Park Commons Senior	Atlanta	2005-019	153	GP	Substantial Rehab	TC / TCAP / EXCH	Conventional
09/2005	Candler Forest	Atlanta	2005-018	100	GP/D	New Construction	TC/HOME	Conventional
10/2004	Pinewood Park	Macon	2001-035	148	GP	New Construction	TC/HOME	Conventional
09/2004	Constitution Avenue	Atlanta	2004-018	168	GP/D	New Construction	TC/HOME	Conventional
01/2004	Regal Park	Forest Park	2001-536	168	GP/D	New Construction	TC/BOND	
12/2003	Peaks at MLK	Atlanta	2002-540	183	GP/D	New Construction	TC/BOND	TC/BOND
03/2003	Woodlawn Park	McDonough	2002-549	240	GP/D	New Construction	TC/BOND	
08/2002	Pecan Grove I	Waynesboro	2002-053	40	GP	New Construction	TC / TCAP / EXCH	Conventional
08/2002	Heritage Green	Atlanta	2002-035	109	GP/D	Substantial Rehab	TC / TCAP / EXCH	Conventional
08-2002	Holly Ridge	Atlanta	2002-036	216	GP	Substantial Rehab	TC / TCAP / EXCH	Conventional
08-2003	Ashland Park	Rome	2002-516	184	GP/D	New Construction	TC/BOND	
2001	Mechanicsville Apts IV	Atlanta	2001-018	164	GP	New Construction	TC / TCAP / EXCH	Conventional
2001	Peaks at Bells Ferry	Acworth	2001-3869	248	GP/D	New Construction	TC/BOND	TC/BOND
11/2001	Peaks at West Atlanta	Atlanta	2001-023	214	GP/D	New Construction	TC/BOND	TC/BOND
08-1999	Columbia Creek Apartments	Atlanta	1999-059	172	GP/D	Substantial Rehab	TC / TCAP / EXCH	Conventional
1998	Heritage Hills Apartments	Atlanta	1998-051	80	GP/D	Substantial Rehab	TC/HOME	Conventional
1997	Pointe Clear	Jonesboro	1997-508	230	GP/D	New Construction	TC / TCAP / EXCH	Conventional
1996	Palmetto Preserve	Atlanta	1996-025	120	GP/D	Substantial Rehab	TC/HOME	Conventional

Exhibit C

Portfolio Property Photos

Exhibit C – Portfolio Property Photos



Peaks of Dahlonega (Dahlonega, GA)





Peaks of Dawson (Dawson, GA)



Peaks of Cornelia (Cornelia, GA)



Peaks of Ruston (Ruston, LA)



Peaks of Opelousas (Opelousas, LA)



Peaks of Oakwood (Oakwood, GA)



Peaks of Baton Rouge (Baton Rouge, LA)



Mary Leila Lofts (Greensboro, GA)



McRae-Helena Estates (McRae-Helena, GA)



Highlands of Goldsboro (Goldsboro, NC)



Tifton Estates (Tifton, GA)



Peaks of Tazewell (Tazewell, TN)



801 Main Sr. Residences (Newport News, VA)



Washington Estates II (Tennille, GA)



Waynesborough Academy (Waynesboro, GA)



Blakely Commons (Blakely, GA)



Pecan Grove II (Waynesboro, GA)



Peaks of Loudon (Loudon, TN)



Magnolia Terrace II (Fort Valley, GA)



Pinewood Park (Macon, GA)



Woods at Avent Ferry (Holly Springs, NC)

Exhibit D

Management Companies

Exhibit D - Georgia Project Management Contacts

Management / Contacts			
Property Name	City	Total Units	Management Company
Peaks of Douglas	Douglas	56	Gateway Management Company Lori Weatherford lweatherford@gatewaymgt.com 205-980-3245 ext 240
Peaks of Dahlonega	Dahlonega	60	Gateway Management Company Lori Weatherford lweatherford@gatewaymgt.com 205-980-3245 ext 240
Pinewood Park Rehab	Macon	148	Ambling Management Susan Townsend stownsend@ambling.com 864-444-1942
Peaks of Dawson	Dawsonville	80	Gateway Management Company Lori Weatherford lweatherford@gatewaymgt.com 205-980-3245 ext 240
Waynesboro Estates II	Waynesboro	43	Ambling Management Susan Townsend stownsend@ambling.com 864-444-1942
Peaks of Oakwood	Oakwood	84	Gateway Management Company Lori Weatherford lweatherford@gatewaymgt.com 205-980-3245 ext 240
Peaks of Cornelia	Cornelia	80	Gateway Management Company Lori Weatherford lweatherford@gatewaymgt.com 205-980-3245 ext 240
McRae-Helena Estates	McRae- Helena	48	Ambling Management Susan Townsend stownsend@ambling.com 864-444-1942
Mary-Leila Lofts	Greensboro	71	Gateway Management Company Lori Weatherford lweatherford@gatewaymgt.com 205-980-3245 ext 240
Washington Estates II	Tennille	40	Ambling Management Susan Townsend stownsend@ambling.com 864-444-1942

Waynesboro Estates	Waynesboro	39	Ambling Management Susan Townsend stownsend@ambling.com 864-444-1942
Tifton Estates	Tifton	34	Ambling Management Susan Townsend stownsend@ambling.com 864-444-1942
Washington Estates	Tennille	54	Ambling Management Susan Townsend stownsend@ambling.com 864-444-1942
Blakely Commons	Blakely	64	Ambling Management Susan Townsend stownsend@ambling.com 864-444-1942
Magnolia Terrace II	Fort Valley	36	Hallmark Companies Kari Boyd kboyd@hallmarkco.com 678-793-5455
Pecan Grove II	Waynesboro	64	Ambling Management Susan Townsend stownsend@ambling.com 864-444-1942
Park Commons HFOP	Atlanta	179	Columbia Residential Laurel Hart lhart@columbiare.com 678-472-1569
Park Commons Senior	Atlanta	153	Columbia Residential Laurel Hart lhart@columbiare.com 678-472-1569
Candler Forest	Atlanta	100	Columbia Residential Laurel Hart lhart@columbiare.com 678-472-1569
Pinewood Park	Macon	148	Ambling Management Susan Townsend stownsend@ambling.com 864-444-1942
Pecan Grove I	Waynesboro	40	Ambling Management Susan Townsend stownsend@ambling.com 864-444-1942

Exhibit E

Municipalities

Exhibit E– Project Municipality Contacts/References

PROJECT NAME	UNITS	CITY	STATE	YEAR	CONTACT/REFERENCE
Peaks of Douglas Under Construction	56	Douglasville	GA	2023	<u>Douglas County</u> Allison Duncan Senior Planner 678-715-5370 aduncan@douglascountyga.gov
Peaks of Dahlonega	60	Dahlonega	GA	2021	<u>City of Dahlonega</u> Tim Martin Community Development Director 706-864-6133 tmartin@dahlonega.gov Allison Martin City Manager 706-482-2706 amartin@dahlonega.gov
Peaks of Dawson	80	Dawsonville	GA	2021	<u>Dawson County</u> Chris Turner Special Projects Coordinator 706-265-2774 cturner@dawsoncountyga.gov Joey Leverette County Manager 770-344-3500 jleverette@dawsoncountyga.gov
Waynesboro Estates II, LP	43	Waynesboro	GA	2018	<u>City of Waynesboro</u> Trinetta Skinner Assistant City Manager 706-554-8000 tskinner@waynesboroga.com
Peaks of Oakwood	84	Oakwood	GA	2017	<u>City of Oakwood</u> Dan Schultz Community Development Director 770-534-2365 dschultz@cityofoakwood.net
Peaks of Cornelia	80	Cornelia	GA	2016	<u>City of Cornelia</u> Jessie Owensby Community Development Director 706-778-8585 dmanager@cornelia.city Donald Anderson City Manager 706-894-3060 danderson@cornelia.city
Mary Leila Lofts	71	Greensboro	GA	2013	<u>City of Greensboro</u> Rick Zeier City Planner 706-453-7967 rzeier@greensboroga.gov

Waynesboro Estates, L.P.	39	Waynesboro	GA	2010	<u>City of Waynesboro</u> Trinetta Skinner Assistant City Manager 706-554-8000 tskinner@waynesboroga.com
Tifton Estates, L.P.	34	Tifton	GA	2008	<u>City of Tifton</u> Bruce Green Director of Urban Development 229-391-3903 bgreen@tifton.net
Pecan Apartments II, L.P.	64	Waynesboro	GA	2006	<u>City of Waynesboro</u> Trinetta Skinner Assistant City Manager 706-554-8000 tskinner@waynesboroga.com
Pecan Grove, L.P.	40	Waynesboro	GA	2005	<u>City of Waynesboro</u> Trinetta Skinner Assistant City Manager 706-554-8000 tskinner@waynesboroga.com



City Council Agenda Memo

DATE: 4/28/2026
TITLE: Enota Streetlighting Proposal
PRESENTED BY: Allison Martin, City Manager
PRIORITY: Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Enota Streetlighting Proposal

HISTORY/PAST ACTION

Enota Street is very dark with no streetlighting and patrons of the county-owned buildings on Enota Street do not feel safe parking in the county parking lots as there is not adequate lighting. A graphic and illumination agreement from GA Power are attached for consideration. The light depicted on Johnson Street is on county-owned property and would not be eligible for funding by the city.

FINANCIAL IMPACT

The cost of lighting for three (3) poles will be approximately \$84 a month. (draft agreement was for 4 poles but one is on county property and we cannot fund the cost.)

RECOMMENDATION

Based on the work session discussion, it is the recommendation of staff to pursue and IGA with Lumpkin County for the installation of a pole on county property and enter into an agreement with GA Power for the installation and lease of street lighting on Enota Street as depicted in the rendering, excluding Johnson Street.

SUGGESTED MOTIONS

I make a motion to direct staff to negotiate an IGA with Lumpkin County for the installation of the pole. Upon successful execution of that document, staff is authorized to proceed with the agreement with GA Power for the installation and lease of lighting on Enota Street.

ATTACHMENTS

Illumination agreement and graphic

Lighting Services Agreement



Project # LP131650

Customer Legal Name CITY OF DAHLONEGA DBA _____

Service Address 50 Enota St Dahlonega GA 30533 County Lumpkin County

Mailing Address 465 Riley Rd Dahlonega GA 30533

Email amartin@dahlonega.gov Tel # 706-864-6133 Alt Tel # _____

Tax ID# _____ Business Description City

Existing Customer Yes No If Yes (and if possible), does customer want the Service added to an existing account? Yes No If Yes, which Account Number? _____

Selected Components				
Action	Qty	Wattage	Type	Description
INS	4	120	LED	Roadway

Service Cost (\$)	Regulated Cost (\$)*	Monthly Cost (\$)*
\$88.88	\$23.12	\$112.00

Term (Months)	1
---------------	---

* The actual Regulated Cost will be calculated using the tariffs approved by Georgia Public Service Commission at the time of billing. The estimate is based on Summer Rates in effect at the time of this proposal. Excludes applicable sales tax.

Project Notes:

Customer agrees to this Lighting Services Agreement with Georgia Power Company under the attached terms and conditions and authorizes all actions noted on this agreement.

Customer also agrees to allow removal of existing lights. Yes N/A

Type	Customer	Tariff	Content
NESC	Gov	EOL	NLC

Pre-Payment (\$)
\$0.00

Customer recognizes that the individual signing this Agreement on its behalf has authority to do so.

Customer Authorization

Georgia Power Authorization

Signature _____
 Print Name _____
 Print Title _____
 Date _____

Signature _____
 Print Name Benjamin Jones
 Print Title Account Exec
 Date _____

TERMS and CONDITIONS (*Lighting Services – Governmental*)

1. **Agreement Scope.** These Terms and Conditions incorporate by reference the terms set forth in the attached transaction overview (the “**Transaction Overview**”), which collectively constitute the Lighting Services Agreement (the “**Agreement**”). The Agreement establishes the terms and conditions under which Georgia Power Company (“**GPC**”) will provide lighting and, if applicable, related electric service (collectively, the “**Service**”) to **Customer** at the Service Address (the “**Premises**”). GPC may at any time and from time to time, install, update, modify, or replace any GPC-owned pole, bases, wiring, conduit, fixture, control, equipment, device, or related item at the Premises (collectively, the “**GPC Assets**”) for any reason related to the Service or the GPC Assets. GPC and Customer are each a “**Party**,” and, collectively, the “**Parties**.” The Parties may exchange counterparts of the Agreement as a scanned image (e.g., .pdf or .tiff file extension) as an attachment to email; an electronic or scanned signature is an original signature for all purposes.
2. **Intent and Title.** This Agreement governs GPC’s provision of the Service to Customer by GPC and is not a sale, lease, or licensing of goods, equipment, property, or assets of any kind. GPC retains the sole and exclusive right, title, and interest in and to all GPC Assets. Customer acknowledges that GPC Assets, although attached to real property, will always remain the exclusive personal property of GPC and that GPC may remove GPC Assets upon a Customer Default or Agreement termination. **GPC makes no representation or warranty regarding treatment of this transaction by the Internal Revenue Service or the status of this Agreement under any federal or state tax law. Customer enters into this Agreement in sole reliance upon Customer’s own advisors.**
3. **Term and Termination.** The initial Term of the Agreement, as stated in the Transaction Terms section, is calculated from the date of the first monthly bill. After the initial term, this Agreement automatically renews on a month-to-month basis until terminated by either party by providing written notice of intent to terminate to the other party (in accordance with the notice provisions of the Miscellaneous section below) at least 30 calendar days before the desired termination date. The initial term and any renewal term or terms are collectively, the “**Term**.”
4. **Payment.** GPC will invoice Customer in accordance with this Section 4 and the Transaction Overview, subject to any change in the electric service charge approved by the Georgia Public Service Commission. Customer acknowledges that the Monthly Cost set forth in the Transaction Overview may vary from month to month due to changes in the number of days in a billing month and modifications to the Georgia Public Service Commission-approved tariffs or regulatory charges. Customer agrees to pay the amount billed by the due date. If a balance is outstanding past the due date, Customer will pay to GPC an amount equal to the lesser of 1.5% per month of such unpaid sum or the maximum amount permitted by applicable law to defray the expenses incurred by GPC in handling and processing the delinquent payment (the “**Late Charge**”). The Late Charge will be: (i) computed from the occurrence of Customer’s payment Default until the earlier of the date upon which all delinquent payments are paid in full; and (ii) added to the Service Cost portion of the Monthly Cost, as described in the Transaction Overview. The terms and conditions of this Section 4 will not be construed as an agreement or privilege to extend the date of payments or the Monthly Cost, nor as a waiver of any other right or remedy accruing to GPC by reason of the occurrence of any payment Default by Customer. GPC may require Customer to pay a deposit of up to two times the Estimated Monthly Charge in order to continue service. If applicable, Customer must provide a copy of its Georgia sales tax exemption certificate. Customer will be required to pay all costs associated with Customer initiated changes to the Service after the effective date of this Agreement.
5. **Premises Activity.** Customer hereby grants to GPC and its contractors, agents, and representatives, the right and license to enter the Premises at any time and from time to time to perform any activity related to the Service, including the right to: (i) access the Premises with vehicles and other tools or equipment, to survey, dig, and excavate for the sole purpose of installing and connecting the GPC Assets, or to provide, suspend, or disconnect Service; (ii) remove and disconnect pre-existing equipment where necessary or convenient for the Service; (iii) inspect, maintain, test, replace, repair, and remove GPC Assets; (iv) provide electric energy in relation to the Service where GPC deems necessary; and (v) conduct any other activities reasonably related to the Service, including surveying, digging and excavation with tools, mechanized equipment, and other machinery (activity items (i) – (v) collectively, the “**GPC Activity**”). Customer represents and warrants that it has the right to permit GPC to provide the Service and perform the GPC Activity upon the Premises and, where applicable, has obtained the express authority and any required permissions from all Premises owners (and any other party with rights in the Premises) to enter into this Agreement and to authorize the GPC Activity and Service. Customer is solely responsible for the safety and security of the Premises and agrees that GPC has no obligation to ensure the safety of the Premises. Customer agrees that GPC has no obligation to ensure the safety or security of the Premises and that, except to the extent determined to have been caused by GPC’s gross negligence or willful misconduct, GPC has no liability for any personal injury, real or personal property damage or loss, or negative impact to Customer or any third-party that occurs at the Premises.
6. **Installation.** Customer acknowledges that providing the Service may require the installation of GPC Assets. Customer represents that: (i) the Premises’ final grade will vary no more than 6 inches from the grade existing at the time of Installation; and (ii) if applicable and required for proper Installation, the Premises’ property lines will be clearly marked before Installation of GPC Assets.
 - A. **Customer Work.** If GPC permits Customer, either directly or through a third-party, to carry out any part of the activities for the GPC Assets at the Premises (including trenching), Customer warrants that the work will meet GPC’s installation specifications, which GPC will provide to Customer upon request and are incorporated by this reference. Customer must provide GPC with at least 10 calendar days’ prior written notice of its schedule for Customer Work, to allow GPC to plan its installation work accordingly. Customer is responsible for all additional costs resulting from Customer’s non-compliance with GPC’s specifications, failing to inform GPC in advance that installation and connection of GPC Assets can begin. If the Customer Work impacts the performance or schedule of the Service performed by GPC, Customer is fully responsible for all resulting costs, expenses, losses, or damages arising directly or indirectly from such impact, including but not limited to additional labor, materials, equipment, or administrative expenses.
 - B. **Underground Facility/Obstruction Not Subject to Dig Law.** Because GPC Activity may require excavation not subject to the Georgia Utility Facility Protection Act (O.C.G.A. §§25- 9-1 – 25-9-13) (“**Dig Law**”), **Customer must mark any private utility or facility (e.g., gas/water/sewer line; irrigation facility; low voltage/fiber/data/communication line) or other underground obstruction at the Premises that is not subject to the Dig Law.** If GPC causes or incurs damage due to Customer’s failure to mark a private facility or obstruction before GPC commences any GPC Activity, Customer is responsible for all damages and any damages arising from or related to any such delay.
 - C. **Unforeseen Condition.** The charges shown in the Transaction Overview include no allowance for any subsurface rock, wetland, underground stream, buried waste, unsuitable soil, underground obstruction, archeological artifact, burial ground, threatened or endangered species, hazardous substance, or similar condition encountered during the GPC Activity (“**Unforeseen Condition**”). If GPC encounters an Unforeseen Condition, GPC, in its sole discretion, may stop all GPC Activity until Customer either remedies the condition or agrees to reimburse GPC for all costs arising from the condition. Customer is responsible for all costs of modification or change to the GPC Assets requested by Customer or arising from an Unforeseen Condition or circumstance outside GPC’s control. Customer is responsible for addressing any Unforeseen Conditions by either entering into a Change Order with GPC or contracting with a third party. Provided the Unforeseen Condition is not caused by GPC, GPC is entitled to adjustments in both the contract time and the contract sum.

7. **GPC Asset Protection and Damage.** During the term of this Agreement, if Customer intends to perform any work or digging near the GPC Assets, Customer (or any person or entity working on behalf of Customer) must: (i) provide notices and submit locate requests to the Georgia Utilities Protection Center (“UPC”) and other utility owners or operators as required by the then current Dig Law; (ii) coordinate with UPC and all utility facility owners or operators as required by the Dig Law; and (iii) comply with the High-voltage Safety Act (O.C.G.A. §§46- 3-30 -- 46-3-40). Customer is responsible for all damages arising from failure to comply with applicable law or for damage to the GPC Assets caused by Customer or any person or entity working on behalf of Customer, other than GPC or a GPC contractor, agent, or representative.
8. **Interruption of Service.** Customer understands that Service is provided on an “as is” and “as available” basis and may be interrupted. If there is a Service interruption, Customer must notify GPC. Following notice, unless Customer is in Default, GPC will restore Service at no cost to Customer. Customer is responsible for providing any necessary or desired interim standalone lighting not attached or connected to any GPC Assets, until GPC can restore Service. No restoration timeline can or will be guaranteed, and any estimated timeline provided by GPC is subject to change in GPC’s sole discretion. Customer must notify GPC of any outage by either calling 1-888-660-5890 or visiting <https://www.georgiapower.com/community/outages-and-stormcenter/power-outage-overview/street-light-outage.html>.
9. **Pole Attachments.** This Agreement does not grant Customer any right to attach or affix anything to any GPC Asset. Customer agrees that it will not, and will not permit others to, rearrange, disconnect, remove, relocate, repair, alter, tamper with, or otherwise interfere with any GPC Asset. If Customer desires to attach or affix anything to a GPC Asset, Customer must first obtain GPC’s written consent, which may be withheld, conditioned, or delayed in GPC’s sole discretion, and will be evidenced through a separate work authorization. Customer must contact GPC in writing at 241 Ralph McGill Boulevard, BIN 10210, Atlanta, Georgia 30308, to request consent.
10. **Disclaimer: Limitation of Liability.** GPC makes no covenant, warranty, or representation of any kind (including warranty of fitness for a particular purpose or of merchantability, or noninfringement) regarding the Service, GPC Assets, any GPC Activity, or otherwise. Customer also acknowledges that, due to the unique characteristics of the Premises, Customer’s needs, or selection of GPC Assets, the Service may not comply with IESNA guidelines. With respect to the portion of the Service relating to the Service Cost (but not the Regulated Cost), GPC warrants that it has the appropriate technical skills necessary to provide the Service and will perform the Service in a workmanlike manner and in accordance with applicable industry standards. As Customer’s sole and exclusive remedy for a breach of the foregoing warranty, GPC will re-perform or repair any work that does not conform with the foregoing warranty. **To the fullest extent permitted by law, each Party waives any right to consequential, special, indirect, treble, exemplary, incidental, punitive, loss of business reputation, or loss of use (including loss of revenue, profits, or capital costs) damages in connection with the Service, GPC Assets or this Agreement, or arising from damage, hindrance, or delay involving the Service or this Agreement, whether or not reasonable, foreseeable, contemplated, or avoidable, and whether arising in tort, contract, or under any other theory of liability. Additionally, to the extent GPC is liable under this Agreement, and except to the extent determined to have been caused by GPC’s gross negligence or willful misconduct, GPC’s liability under this Agreement, whether arising in tort, contract, or under any other theory of liability, is expressly limited to the annual recurring service fees (excluding any pre-payment amount) paid by Customer for the year of Service during which GPC’s liability arose.**
11. **Risk Allocation.** Each party will be responsible for its own acts and the results of its acts, except as otherwise described in this Agreement.
12. **Georgia Security, Immigration, and Compliance Act.** Customer is a “public employer” as defined by O.C.G.A. § 13-10-91, and this is a contract for physical performance of services in Georgia. Compliance with O.C.G.A. § 13-10-91 is a condition of this Agreement and is mandatory. GPC will provide to Customer a contractor’s affidavit for installation services as required by O.C.G.A. § 13-10-91. If GPC employs any subcontractor in connection with installation under this Agreement, GPC also will secure from each subcontractor an affidavit attesting to compliance with O.C.G.A. § 13-10-91.
13. **Default.** Customer is in “Default” if: (i) Customer does not pay any amount to GPC, which remains unpaid 45 calendar days after the bill date; (ii) terminates this Agreement without proper written notice and prior to the end of the then current term of this Agreement; or (iii) breaches any material term, warranty, covenant, or representation of this Agreement. GPC’s waiver of a past or concurrent Default will not waive any other Default. If a Default occurs, GPC may select one or more of the following remedies: (a) immediately terminate this Agreement; (b) remove any GPC Asset and anything attached or affixed to any GPC Asset from the Premises (including, without limitation, disconnect electric lighting service or removing Equipment) and to assess a reconnection charge; (c) without terminating this Agreement or removing any GPC Asset from the Premises, suspend or discontinue providing all or any portion of the Service to the Customer at the Premises (including, without limitation, disconnecting electric lighting service or removing Equipment) and to assess a reconnection charge; and (d) seek any available remedy provided under this Agreement or by law, including, the right to require a deposit, increase the amount of an existing deposit, or collect any past due amount, late payment charge, or amount due for the Service during the remaining term of the Agreement.
14. **Miscellaneous.** This Agreement, as amended or modified in writing by both parties from time to time, contains the parties’ entire agreement relating to the Service, GPC Assets, and GPC Activity, and merges with and supersedes all prior discussions, proposals, representations, or agreements regarding this Agreement. GPC may modify the terms of this Agreement to comply with any regulatory changes during the term of this Agreement, or as otherwise required by law, by providing 30 calendar days’ prior written notice to Customer of such modification, which will become effective on the date specified in the notice provided to Customer (“Modification Effective Date”). Continued performance under, or failure to object to the Agreement prior to the Modification Effective Date, will constitute acceptance of the Agreement as amended or modified. If Customer does not agree with the amended or modified terms of the Agreement, Customer must provide written notice of objection before the Modification Effective Date, or the amendments and modifications will be deemed accepted and binding. GPC’s address for notice is 241 Ralph McGill Boulevard, BIN 10210, Atlanta, Georgia 30308; Customer’s address for notice is as stated in the Transaction Overview. Either party may update administrative or contact information (e.g., address, phone, website) at any time by written notice to the other party. Customer will not assign, in whole or in part, this Agreement or any right or obligation it has under this Agreement; In this Agreement: (i) “include(ing)” means “include, but are not limited to” or “including, without limitation”; (ii) “or” means “either or both” (“A or B” means “A or B or both A and B”); (iii) “e.g.” means “for example, including, without limitation”; and (iv) “written” or “in writing” includes email communication. Georgia law governs this Agreement. If a court rules an Agreement provision unenforceable to any extent, the rest of that provision and all other provisions remain effective. The Sections titled Disclaimer; Limitation of Liability, Safety, Indemnity, Risk Allocation, and Miscellaneous will survive the expiration or termination of this Agreement. Additionally, the provisions of this Agreement will remain in effect to the extent necessary: (i) to provide for final billings and adjustments related to the period before termination with respect to the service provided to Customer before the date on which termination of this Agreement is effective, and (ii) payment of any money due and owing any party pursuant to this Agreement, in each case in accordance with the provisions of this Agreement.





City Council Agenda Memo

DATE: 4/28/2026
TITLE: Streetlight Request Policy
PRESENTED BY: Allison Martin, City Manager
PRIORITY: Strategic Priority - Effectively Manage Growth

AGENDA ITEM DESCRIPTION

Streetlight Request Policy

HISTORY/PAST ACTION

The City of Dahlongega does not currently have a streetlight policy. We have an increase in requests for streetlights on both city-owned and private streets. This policy, while basic, provides a framework for staff and the public for the process of requesting and evaluating the need for street lighting.

FINANCIAL IMPACT

The city leases streetlighting from utility providers rather than owing lighting and pays the cost via operational budgets. Most often there is a monthly maintenance fee if there are existing utility poles that can handle the load of street lighting. If not, the city could be asked to fund pole installation and costs to tie into the grid.

RECOMMENDATION

It is the recommendation of staff to approve the policy.

SUGGESTED MOTIONS

I make a motion to approve the streetlight policy as presented by staff.

ATTACHMENTS

Draft streetlight request policy

Subject: Streetlight Requests
Function: Public Works
Policy Number: PW-001

I. Purpose

The purpose of this policy is to provide clear guidelines for the installation, evaluation, and maintenance of streetlights within the city. This ensures the safety, security, and livability of our city while maintaining fiscal responsibility and environmental considerations.

II. Goals

- Enhance public safety and reduce crime and accidents through improved nighttime visibility.
- Provide consistent and equitable lighting standards across the city.
- Manage lighting requests in a transparent and cost-effective manner.

III. Definition

Streetlight is defined as a raised source of light mounted on a pole or post, typically found along roads, sidewalks, and public areas, designed to illuminate the surrounding area at night that meets or exceeds the City of Dahlonega's Dark Skies Ordinance.

IV. Eligibility Criteria for New Street Light Installation

Streetlights may be installed in locations that meet one or more of the following criteria:

1. Public Safety and Traffic Flow
 - Intersections of public streets with documented pedestrian or vehicle safety concerns.
 - Mid-block areas of public streets with limited visibility or accident history.
 - Curves or hills on public streets where visibility is reduced at night.
2. Pedestrian Activity
 - Areas with regular nighttime pedestrian activity such as schools, parks, and public buildings.
 - Bus stops and pedestrian crossings on public streets.

(IV. Eligibility Criteria for New Street Light Installation continued)

3. Residential Streets - Public
 - Residential streets with high density housing or limited existing lighting.
 - Dead-end streets or cul-de-sacs with no current lighting.
4. Gaps in Existing Lighting
 - Locations with a gap of more than 300 feet between existing lights on public streets (subject to verification).

V. Request Submission Process

1. Streetlight requests may be submitted by:
 - Residents or property owners.
 - Neighborhood associations.
 - Elected officials.
 - City staff or public safety officials.
2. Requests must be submitted using the Streetlight Request Form, available:
 - Online via the City's website,
 - In-person at City Hall, or
 - By calling the [Public Works/Engineering] Department.
3. Each request should include:
 - Requestor's contact information.
 - Exact location/address of the request.
 - Reason for the request and any safety concerns observed.

VI. Evaluation and Approval Process

1. Once a request is submitted, the city will:
 - Acknowledge the request within 5 business days.
 - Determine if the street is a public street.
 - Conduct a site inspection and evaluate the location using the eligibility criteria within 30 days.
 - Review public safety data (if applicable).
 - Coordinate with the electric utility provider for feasibility and cost estimates.
 - Notify the requestor of the outcome.
2. Approved installations will be prioritized based on:
 - Safety urgency.
 - Availability of funding.
 - Existing infrastructure and utility pole locations.

VII. Funding and Installation

Streetlight installations are funded through the City's general fund or available grants. In some cases, neighborhood cost-sharing may be considered. The city may also explore energy-efficient and dark-sky compliant fixtures to reduce long-term costs and light pollution.

VIII. Maintenance

All City-owned or leased streetlights will be maintained by the Public Works Department or contracted utility provider. Outages or damages should be reported to the city.

IX. EXCEPTIONS:

Any and all exceptions to this policy must be approved by the Council.