



CITY OF DAHLONEGA

City Council Meeting Agenda

August 03, 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.) Special Called Joint Work Session of July 6, 2026
Rhonda Hansard, City Clerk
- (2.) Regular Meeting of July 6, 2026
Rhonda Hansard, City Clerk
- (3.) Public Hearing of July 20, 2026
Rhonda Hansard, City Clerk
- (4.) Work Session of July 20, 2026
Rhonda Hansard, City Clerk
- (5.) Special Called Meeting of July 20, 2026
Rhonda Hansard, City Clerk

VI. APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS

- (1.) Appointment of Esther Morgan-Ellis to the Cemetery Committee
Sam Norton, Mayor

VII. CITY REPORTS

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

VIII. ORDINANCES AND RESOLUTIONS

- (1.) REZN 26-4: Applicants and owners John and Kasey Sharp seek rezoning of their property consisting of .69 acres located at 399 North Chestatee Street (Tax Parcel D07-024) from Zoning District R-1 (single family) to Zoning District R-2 (multi-family).
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.

- (2.) Ordinance 2026-02 to Amend Chapter 123, Section 8. Holiday Lighting of the City of Dahlonga Code of Ordinances.
Doug Parks, City Attorney
- (3.) Ordinance 2026-03 to Amend Chapter 22, Section 5. Noise Pollution of the City of Dahlonga Code of Ordinances.
Doug Parks, City Attorney
- (4.) Ordinance 2026-05 Relating to Dangerous and Derelict Property
Doug Parks, City Attorney

IX. OTHER ITEMS

- (1.) Review Scope of Work - Downtown Shuttle Service
Ariel Alexander, Dahlonga Main Street Program Director
- (2.) Acceptance of Summit Drive into City Street System
Allison Martin, City Manager / Mark Buchanan, City Engineer
- (3.) Alcoholic Beverage License for Consumption on Premises - Class D, Retail Liquor by the Drink; Class E, Retail Beer by the Drink; and, Class F, Retail Wine by the Drink - on behalf of Achasta Beverage Company, LLC located at 639 Birch River Drive
Doug Parks, City Attorney / Rhonda Hansard, City Clerk
- (4.) Amendment to the Fiscal Year 2027 Budget Calendar
Allison Martin, City Manager

X. 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

XI. RECESS REGULAR MEETING

XII. EXECUTIVE SESSION - PERSONNEL

XIII. OPEN SESSION FOLLOWING EXECUTIVE SESSION

XIV. ADJOURNMENT



CITY OF DAHLONEGA

City Council / Planning and Zoning Commission Special Called Joint Work Session Minutes

July 06, 2026, 4:00 PM

Gary McCullough Chambers, Dahlonaga City Hall

On Monday, July 6, 2026, at 4:01 p.m. in the Gary McCullough Council Chambers at Dahlonaga City Hall, the Dahlonaga City Council and Planning and Zoning Commission held a Special Called Joint Work Session with the following persons present: Lance Bagley - Member, Dan Brown - Member, Tony Owens - Member, Ryan Reagin - Member, Ross Shirley - Member / Mayor Pro Tem, Sam Norton - Mayor, Allison Martin - City Manager, and Rhonda Hansard - City Clerk.

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. NEW BUSINESS

(1.) Presentation on Attainable/Workforce Housing by the Beatty Team

IV. ADJOURNMENT

Mayor Norton called the Special Called Joint Work Session to order at 4:01 p.m. with the following Councilmembers present: Bagley, Brown, Owens, Reagin, and Shirley; Councilman Ariemma was absent.

APPROVAL OF AGENDA

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

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

NEW BUSINESS

(1.) Presentation on Attainable/Workforce Housing by the Beatty Team

Mike Beatty - The Beatty Team Managing Partner; Luke McDonald - Smith Douglas Homes; and, Walker Wade - Smith Douglas Homes addressed the City Council and Planning and Zoning Commission and provided a presentation.

Mayor Norton confirmed that no action will be taken during this meeting and that the presentation is for informational purposes only.

No action by the City Council or Planning and Zoning Commission was taken.

ADJOURNMENT

There was a motion by Councilman Reagin and a second by Councilman Brown to adjourn the Special Called Joint Work Session.

Motion carried with five members in favor (Bagley, Brown, Owens, Reagin, and Shirley) and one member absent (Ariemma), and the Special Called Joint Work Session was adjourned at 5:02 p.m.



CITY OF DAHLONEGA

City Council Meeting Minutes

July 06, 2026, 6:00 PM

Gary McCullough Chambers, Dahlonaga City Hall

On Monday, July 6, 2026, at 6:00 p.m. in the Gary McCullough Council Chambers at Dahlonaga City Hall, the Dahlonaga City Council held a Regular Meeting with the following persons present: Lance Bagley - Member, Dan Brown - Member, Tony Owens - Member, Ryan Reagin - Member, Ross Shirley - Mayor Pro Tem / Member, Sam Norton - Mayor, Allison Martin - City Manager, Doug Parks - City Attorney, and Rhonda Hansard - City Clerk.

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 June 1, 2026*
Rhonda Hansard, City Clerk
- (2.) *Special Called Meeting of June 15, 2026*
Rhonda Hansard, City Clerk
- (3.) *Work Session of June 15, 2026*
Rhonda Hansard, City Clerk

VI. APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS

- (1.) *Appointment of Molly Callender to the Dahlonaga Housing Authority*
Sam Norton, Mayor
- (2.) *Appointment of Joyce Westmoreland to the Dahlonaga Housing Authority*
Sam Norton, Mayor
- (3.) *Ratification of Joint Proclamation with Lumpkin County declaring July 4, 2026 as Emma Jean Miller Day in the City of Dahlonaga and Lumpkin County, Georgia*
Sam Norton, Mayor

VII. CITY REPORTS

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

(2.) *Council and Staff reports on courses attended at the 2026 Georgia Municipal Association (GMA) Annual Convention*

- *Councilmember Ariemma: Community and Media Relations and Information Privacy and Security Breaches*
- *Councilmember Bagley: Community and Media Relations and Current Issues Class: Municipal Law Update 2026*
- *Councilmember Brown: Municipal Courts Post Ferguson I: Promoting Justice, Protecting City Assets and Information Privacy and Security Breaches*
- *Councilmember Owens: Planning and Zoning and Public Policy Development and Implementation*
- *Councilmember Reagin: Succession Planning: Preparing for Tomorrow's Workforce Today and Building Bridges between Cities and Colleges*
- *Councilmember Shirley: Evolving Technology: Key Insights and Funding and Programming Transportation Projects*
- *Allison Martin, City Manager: Human Resources and Public Policy Development and Implementation*
- *Rhonda Hansard, City Clerk: Human Resources, Roles and Responsibilities of Council and Staff, and Public Works Services*
- *Mayor Sam Norton: Data Literacy and Storytelling for Cities and Building Bridges between Cities and Colleges*

VIII. *ORDINANCES AND RESOLUTIONS*

- (1.) *Ordinance 2026-04: Enota Street Bus Parking*
Doug Parks, City Attorney

IX. *CONTRACTS AND AGREEMENTS*

- (1.) *Municipal Funding Acquisition Agreement with GFAAC, LLC*
Allison Martin, City Manager
- (2.) *Municipal Court Judge Service Agreement Renewal*
Doug Parks, City Attorney
- (3.) *Supplemental Agreement No. 1 to the Construction Agreement with Georgia Department of Transportation (GDOT) regarding PI 0016629, SR9/SR60/US19/Morrison Moore Parkway*
Mark Buchanan, City Engineer

X. *OTHER ITEMS*

- (1.) *Cemetery Committee Bylaws Amendment*
Chris Worick, Cemetery Committee Chairman
- (2.) *City Manager's Proposed Fiscal Year 2027 Budget*
Allison Martin, City Manager

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

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

Councilman Shirley led the Pledge of Allegiance to the American Flag and Mayor Norton led the Invocation.

APPROVAL OF AGENDA

There was a motion by Councilman Owens and a second by Councilman Shirley to withdraw Item (1.) under *Other Items* [*Cemetery Committee Bylaws Amendment*] and to approve the Agenda as amended.

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

PUBLIC COMMENTS

The following individuals addressed the Council during Public Comments:

John Gaston
Tom Gordineer
Jim Gribben
Deb Rowe

APPROVAL OF MINUTES

There was a motion by Councilman Owens and a second by Councilman Reagin to approve the Regular Meeting of June 1, 2026 Minutes; the Special Called Meeting of June 15, 2026 Minutes; and, the Work Session of June 15, 2026 Minutes.

- (1.) Regular Meeting of June 1, 2026**
- (2.) Special Called Meeting of June 15, 2026**
- (3.) Work Session of June 15, 2026**

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

APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS

- (1.) Appointment of Molly Callender to the Dahlonega Housing Authority**

There was a motion by Councilman Shirley and a second by Councilman Bagley to appoint Molly Callender and Joyce Westmoreland (see Item (2.), below) to the Dahlonega Housing Authority.

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

- (2.) Appointment of Joyce Westmoreland to the Dahlonega Housing Authority**

See Item (1.), above.

- (3.) Ratification of Joint Proclamation with Lumpkin County declaring July 4, 2026 as Emma Jean Miller Day in the City of Dahlonega and Lumpkin County, Georgia**

There was a motion by Councilman Reagin and a second by Councilman Owens to ratify the Joint Proclamation with Lumpkin County declaring July 4, 2026 as Emma Jean Miller Day in the City of Dahlonega and Lumpkin County, Georgia.

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

CITY REPORTS

- (1.) Financial Report - May 2026**

Allison Martin, City Manager, addressed the Council and provided the Financial Report for May 2026.

The Council held a discussion to include inquiring about the following: the status of the financial audit; the Tax Digest; the impact of HB 581 on the City's Budget; and, publication of information regarding property taxes.

Manager Martin responded to the Council's inquiries commenting that staff is closer to submitting the audit information - she met with Ariel Alexander and Kimberly Stafford, and they are reviewing one final item prior to submittal; she spoke with Tax Commissioner Young and the Tax Digest will probably not be available until after July 15, she confirmed that she has no numbers related to the Millage Rate calculations; she commented that there have been sales and movement in the market, but the impact of HB 581 is unknown until the entire Tax Digest is released; and, there is no requirement to put a maximum on property taxes - properties are required to be assessed at a fair market value.

There was a motion by Councilman Reagin and a second by Councilman Shirley to accept the Financial Report for May 2026.

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

(2.) Council and Staff reports on courses attended at the 2026 Georgia Municipal Association (GMA) Annual Convention

Mayor Norton expressed the importance of Councilmembers and staff attending training and commented that he thought it appropriate for attendees to share the courses they attended with takeaways from each.

- **Councilmember Ariemma: Community and Media Relations and Information Privacy and Security Breaches**

Councilman Ariemma was absent and did not report.

- **Councilmember Bagley: Community and Media Relations and Current Issues Class: Municipal Law Update 2026**

Councilman Bagley commented on the two courses taken: *Community and Media Relations* and *Current Issues Class: Municipal Law Update 2026*. He stated that the biggest takeaway from the Convention is the opportunity to speak with other Councilmembers and Mayors. Two additional takeaways he shared: 1.) put thought into your statements before speaking to media: prepare, rehearse, and be unified; and, 2.) proposed Senate and House Bills will impact the City of Dahlonega.

- **Councilmember Brown: Municipal Courts Post Ferguson I: Promoting Justice, Protecting City Assets and Information Privacy and Security Breaches**

Councilman Brown stated that it was great to speak with other Councilmembers and Mayors. The two courses he attended were *Municipal Courts Post Ferguson I: Promoting Justice, Protecting City Assets and Information Privacy and Security Breaches*. His two takeaways were: 1.) he was reminded of due process and constitutional rights - Dahlonega has been recognized for being one of the most transparent Municipal Courts; and, 2.) Council and staff need to be champions for cyber security, and a partner for technology service providers.

- **Councilmember Owens: Planning and Zoning and Public Policy Development and Implementation**

Councilman Owens announced that he had a great training experience, and the two courses he attended were *Planning and Zoning* and *Public Policy Development and Implementation*. His two takeaways were: 1.) what land use planning should involve, including short-term work plans and interconnectivity within the City; and, 2.) goals should be translated into a format and policies are formal guiding principles - procedures should be a recipe for how to get things done.

- **Councilmember Reagin: Succession Planning: Preparing for Tomorrow's Workforce Today and Building Bridges between Cities and Colleges**

Councilman Reagin stated that he enjoyed speaking with other Councilmembers, Mayors, and City Clerks as they can advise you on the pros and cons of what you may be facing. The two courses he attended were *Succession Planning: Preparing for Tomorrow's Workforce Today* and *Building Bridges between Cities and Colleges*. His two takeaways were: 1.) Manager Martin has been reporting on succession planning during her tenure as City Manager - she has a grasp on getting ready for the next generation. He is happy that Dahlonaga has a plan in place; and, 2.) cities have to remember that students are tourists, it is best to seek win-wins.

- **Councilmember Shirley: Evolving Technology: Key Insights and Funding and Programming Transportation Projects**

Councilman Shirley commented that he enjoyed chatting with other cities, and that those conversations made him realize how fortunate Dahlonaga is. The two courses he attended were *Evolving Technology: Key Insights* and *Funding and Programming Transportation Projects*. His two takeaways were: 1.) technology is ever changing, it is wise to use a mobile hotspot and never use a guest login; and, 2.) there are a lot of funding opportunities available from the Georgia Department of Transportation (GDOT).

- **Allison Martin, City Manager: Human Resources and Public Policy Development and Implementation**

Manager Martin announced that she attended *Human Resources* and *Public Policy Development and Implementation*. Her two takeaways were: 1.) keeping policies updated and always requiring employees to sign; and, 2.) public policy should reflect the entire community, not just one group, and should be reviewed often to keep them relevant.

- **Rhonda Hansard, City Clerk: Human Resources, Roles and Responsibilities of Council and Staff, and Public Works Services**

Ms. Hansard announced that she attended *Human Resources, Roles and Responsibilities of Council and Staff*, and *Public Works Services*. Her takeaways were: 1.) a well-managed organization effectively resolves issues

and challenges within the framework provided by law, rules and regulations, policies, and procedures - it is not the absence of problems, issues, or challenges; 2.) elected officials should set the direction of the organization, including strategic vision and mission and staff should run the day-to-day operations and manage the tactical implementation and execution; and, 3.) she enjoyed the “A Day Without Public Works” activity as it brought into perspective how much a City needs an effective Public Works Department.

- **Mayor Sam Norton: Data Literacy and Storytelling for Cities and Building Bridges between Cities and Colleges**

Mayor Norton commented that this training is beneficial to attendees and that he was glad to be cycling back through the courses. The courses that he attended were *Data Literacy and Storytelling for Cities* and *Building Bridges between Cities and Colleges*. His two takeaways were: 1.) the importance of compiling truthful data and explaining it to the public; and, 2.) the reflection that colleges will be there when elected officials are out of office.

The Mayor announced that he will extend an additional olive branch to UNG as this training had a direct effect on his attitude towards the University.

No Council action was taken.

ORDINANCES AND RESOLUTIONS

(1.) Ordinance 2026-04: Enota Street Bus Parking

There was a motion by Councilman Reagin and a second by Councilman Shirley to approve Ordinance 2026-04: Enota Street Bus Parking.

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

CONTRACTS AND AGREEMENTS

(1.) Municipal Funding Acquisition Agreement with GFAAC, LLC

Allison Martin, City Manager, addressed the Council and confirmed that no changes to the Agreement had been made since the Council’s last Work Session.

There was a motion by Councilman Owens and a second by Councilman Reagin to approve the Municipal Funding Acquisition Agreement with GFAAC, LLC.

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

(2.) Municipal Court Judge Service Agreement Renewal

Doug Parks, City Attorney, addressed the Council and confirmed that included in the Agreement was a nominal increase in the Judge’s compensation.

There was a motion by Councilman Brown and a second by Councilman Shirley to approve the Municipal Court Judge Service Agreement Renewal with Judge G. Hammond Law III to include a \$200.00 per month increase in compensation to better align with most courts of similar size.

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

(3.) Supplemental Agreement No. 1 to the Construction Agreement with Georgia Department of Transportation (GDOT) regarding PI 0016629, SR9/SR60/US19/Morrison Moore Parkway

There was a motion by Councilman Bagley and a second by Councilman Brown to approve Supplemental Agreement No. 1 to the Construction Agreement with Georgia Department of Transportation (GDOT) regarding PI 0016629, SR9/SR60/US19/Morrison Moore Parkway.

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

Councilman Bagley asked Mark Buchanan, City Engineer, when the Pedestrian Bridge will be opening; Mr. Buchanan responded that the opening will probably occur sometime in October 2026.

OTHER ITEMS

(1.) Cemetery Committee Bylaws Amendment

The Council voted, during *Approval of Agenda*, to withdraw this Item from the Agenda.

(2.) City Manager's Proposed Fiscal Year 2027 Budget

Allison Martin, City Manager, addressed the Council regarding the proposed Fiscal Year 2027 Budget. Manager Martin commented that she would like the Cost-of-Living Adjustment (COLA) to apply to all employees, including those on a contract, and will work through the numbers when the Tax Digest is available.

No Council action was taken.

At the Mayor's request, Ariel Alexander, Main Street Program Director, addressed the Council and announced that the City had a successful weekend with its events on July 4. She confirmed that there were fifty-five (55) participants in the parade and that the concert in Hancock Park was well attended. Ms. Alexander stated that the participation was much larger than previous years' events and that numbers of visitation will be provided soon.

At the Mayor's request, Sam McDuffie, Dahlonega-Lumpkin County Visitors Bureau Executive Director, addressed the Council and thanked the City's staff for helping with the Fox and Friends event. Mr. McDuffie thanked Ariel Alexander for helping with the parade.

STAFF / COUNCIL ANNOUNCEMENTS AND COMMENTS

Rhonda Hansard, City Clerk, commented that the community's patriotism was contagious and that the City of Dahlonega is a great place to be this time of year.

Allison Martin, City Manager, stated that currently there is approximately \$700,000.00 in interest earnings in the Investment Program. Manager Martin announced that she will be travelling to Savannah on July 15 to present at the GAWP (Georgia Association of Water Professionals) Conference.

Councilman Shirley commented that the events on July 4 were great and that he was glad to be part of this community; he thanked City staff for everything they do.

Councilman Owens commented that he was thankful that Council was able to attend training and spend quality time together - he stated that attending the GMA Annual Convention helped him to gain a perspective on how much Dahlonega has things together. The Councilman also thanked City staff and City and County police for their work over the weekend.

Councilman Bagley thanked Ariel Alexander, Sam McDuffie, Mark Buchanan, and Allison Martin for making July 4 a successful day. The Councilman commented that Fox and Friends did not highlight that the City places over 1,200 memorial markers on the Square and on City streets - he stated that he was thankful to live and work in the City.

Mayor Norton announced that he is a new grandpa as he has gained two grandchildren within the last three weeks, he confirmed that babies and mothers are both healthy. The Mayor thanked Ariel Alexander for her help with making the Watermelon Eating Contest on July 4 a success.

ADJOURNMENT

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

Motion carried with five members in favor (Bagley, Brown, Owens, Reagin, and Shirley) and one member absent (Ariemma), and the Regular Meeting was adjourned at 7:23 p.m.



CITY OF DAHLONEGA

City Council Public Hearing Minutes

July 20, 2026, 4:00 PM

Gary McCullough Chambers, Dahlongega City Hall

On Monday, July 20, 2026, at 4:24 p.m. in the Gary McCullough Council Chambers at Dahlongega City Hall, the Dahlongega City Council held a Public Hearing with the following persons present: Johnny Ariemma - Member, Dan Brown - Member, Lance Bagley - Member, Tony Owens - Member, Ryan Reagin - Member, Ross Shirley - Mayor Pro Tem / Member, Sam Norton - Mayor, Doug Parks - City Attorney, and Rhonda Hansard - City Clerk.

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. PUBLIC HEARING

- (1.) REZN 26-4: Applicants and owners John and Kasey Sharp seek rezoning of their property consisting of .69 acres located at 399 North Chestatee Street (Tax Parcel 007-024) from Zoning District R-1 (single family) to Zoning District R-2 (multi-family).
Doug Parks, City Attorney*
- (2.) Ordinance 2026-03 to Amend Chapter 22, Section 5. Noise Pollution of the City of Dahlongega Code of Ordinances.
Doug Parks, City Attorney*
- (3.) Ordinance 2026-02 to Amend Chapter 123, Section 8. Holiday Lighting of the City of Dahlongega Code of Ordinances.
Doug Parks, City Attorney*

IV. ADJOURNMENT

Mayor Norton called the Public Hearing to order at 4:24 p.m. with all Councilmembers present.

APPROVAL OF AGENDA

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

Motion carried unanimously.

PUBLIC HEARING

- (1.) REZN 26-4: Applicants and owners John and Kasey Sharp seek rezoning of their property consisting of .69 acres located at 399 North Chestatee Street (Tax Parcel 007-024) from Zoning District R-1 (single family) to Zoning District R-2 (multi-family).**

Doug Parks, City Attorney, addressed the Council and introduced Public Hearing (1.) [REZN 26-4].

Attorney Parks declared the Public Hearing open.

Speaking in favor:

John Sharp (Applicant)
Jim Gribben

Speaking in opposition:

Allison Murphy
Tom Gordineer
Mary Ellen Moore
Geraldine Welch
Gail White

John Sharp, Applicant, provided summary remarks and held a discussion with the Council.

Mark Buchanan, City Engineer, confirmed that the right of way is forty feet (40'); twenty feet (20') from the centerline of the road.

Attorney Parks declared the Public Hearing closed.

No Council action was taken.

(2.) Ordinance 2026-03 to Amend Chapter 22, Section 5. Noise Pollution of the City of Dahlonga Code of Ordinances.

Doug Parks, City Attorney, addressed the Council and introduced Public Hearing (2.) [Ordinance 2026-03].

Attorney Parks declared the Public Hearing open.

Speaking in favor:

Penny Sharpe

Speaking in opposition:

None

Attorney Parks declared the Public Hearing closed.

No Council action was taken.

(3.) Ordinance 2026-02 to Amend Chapter 123, Section 8. Holiday Lighting of the City of Dahlonga Code of Ordinances.

Doug Parks, City Attorney, addressed the Council and introduced Public Hearing (3.) [Ordinance 2026-02].

Attorney Parks declared the Public Hearing open.

Speaking in favor:

Joy Humphries
Tom Gordineer
Suzy Kelly

Speaking in opposition:

None

Mayor Norton requested that Joy Humphries confirm whether the Christmas Committee is in favor of this amendment; Ms. Humphries confirmed.

Attorney Parks confirmed that the City does not have the ability to regulate other government activities, including the lighting on the Gold Museum (State-owned property).

Deb Rowe addressed the Council and inquired if the proposal only applies to the public square, Deb also commented that “holiday” needs a better definition as “celebratory lighting” is listed elsewhere.

Attorney Parks commented that the Ordinance will apply to properties in B-3 and CBD zonings.

Attorney Parks declared the Public Hearing closed.

No Council action was taken.

ADJOURNMENT

There was a motion by Councilman Bagley and a second by Councilman Brown to adjourn the Public Hearing.

Motion carried unanimously, and the Public Hearing was adjourned at 5:15 p.m.



CITY OF DAHLONEGA

City Council Work Session Minutes

July 20, 2026, 4:00 PM

Gary McCullough Council Chambers, Dahlongega City Hall

On Monday, July 20, 2026, at 5:20 p.m. in the Gary McCullough Council Chambers at Dahlongega City Hall, the Dahlongega City Council held a Work Session with the following persons present: Johnny Ariemma - Member, Lance Bagley - Member, Dan Brown - Member, Tony Owens - Member, Ryan Reagin - Member, Ross Shirley - Member / Mayor Pro Tem, Sam Norton - Mayor, Doug Parks - City Attorney, and Rhonda Hansard - City Clerk.

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. BOARDS AND COMMITTEES

- (1.) Cemetery Committee - June 2026
Chris Worick, Cemetery Committee Chairman
- (2.) Downtown Dahlongega Main Street Program - June 2026
Ariel Alexander, Dahlongega Main Street Program Director
- (3.) Tourism 2026 Q2 Report
Sam McDuffie, Dahlongega-Lumpkin County Visitors Bureau Executive Director
- (4.) Consideration of proposed Bylaws for Dahlongega Main Street Advisory Board
Sam Norton, Mayor

IV. DEPARTMENT REPORTS AVAILABLE AT:
<https://dahlongega.gov/category/departments-reports/>

- (1.) Administration - June 2026
Allison Martin, City Manager
- (2.) Community Development - June 2026
Allison Martin, City Manager
- (3.) Police - June 2026
George Albert, Chief of Police
- (4.) Public Works - June 2026
Mark Buchanan, City Engineer
- (5.) Water & Wastewater Treatment - June 2026
John Jarrard, Water/Wastewater Treatment Director

V. *APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS*

(1.) *Consideration of the following appointments to the Dahlonaga Main Street Advisory Board:*

- *Rachel Drones for a term to begin effective immediately and expire on July 19, 2027;*
- *Frank Vetrano for a term to begin effective immediately and expire on July 19, 2028;*
- *Carol Lucker for a term to begin effective immediately and expire on July 19, 2029;*
- *Sussie Kelly for a term to begin effective immediately and expire on July 19, 2028;*
- *Sarah Christopher for a term to begin effective immediately and expire on July 19, 2029;*
- *John Clower for a term to begin effective immediately and expire on July 19, 2027.*

Sam Norton, Mayor

VI. *ORDINANCES AND RESOLUTIONS*

(1.) *Ordinance 2026-05 Relating to Dangerous and Derelict Property*
Doug Parks, City Attorney

VII. *OTHER ITEMS*

(1.) *Review Scope of Work - Downtown Shuttle Service*
Ariel Alexander, Dahlonaga Main Street Program Director

(2.) *Acceptance of Summit Drive into City Street System*
Allison Martin, City Manager / Mark Buchanan, City Engineer

VIII. *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

IX. ADJOURNMENT

Mayor Norton called the Work Session to order at 5:20 p.m. with all Councilmembers present.

APPROVAL OF AGENDA

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

Motion carried unanimously.

BOARDS AND COMMITTEES

(1.) Cemetery Committee - June 2026

Mark Buchanan, City Engineer, addressed the Council and provided the June 2026 Cemetery Committee Report.

No Council action was taken.

(2.) Downtown Dahlonega Main Street Program - June 2026

Ariel Alexander, Main Street Program Director, addressed the Council and provided the June 2026 Downtown Dahlonega Main Street Program Report.

No Council action was taken.

(3.) Tourism 2026 Q2 Report

Sam McDuffie, Dahlonega-Lumpkin County Visitors Bureau Executive Director, addressed the Council and provided a presentation regarding the Q2 2026 Tourism Report.

No Council action was taken.

(4.) Consideration of proposed Bylaws for Dahlonega Main Street Advisory Board

Mayor Norton addressed the Council and explained that the Main Street Advisory Board, if approved, will be a newly created Board that will include stakeholders of the community as its members.

The Council inquired whether the language set forth in the proposed Bylaws regarding absences could pose the same concern as previously expressed by the Cemetery Committee.

Doug Parks, City Attorney, agreed that there needs to be a clear definition of what is considered to be an “excused absence” and how removal of a member from the Board will occur.

Mayor Norton confirmed that the Bylaws were not a perfect document but feels that it will be sufficient for what the Council is seeking to do.

Deb Rowe was recognized and addressed the Council stating that she was the Chair-Elect of the Downtown Development Authority and the Main Street Board. Deb stated that she received a letter from Attorney Parks in December 2025, and that there are three (3) Downtown Development Authority and Main Street Board members that are certified and ready to be of service.

Mayor Norton thanked Deb for her service to the community and confirmed that the Council will determine the ultimate decision of Board members.

No Council action was taken.

DEPARTMENT REPORTS

(1.) Administration - June 2026

(2.) Community Development - June 2026

The Council held a discussion regarding the June 2026 Community Development Department Report to include commenting that it would be helpful to note movement on any items included in the Report; inquiring whether “No Parking” signage was installed; and, inquiring what are the forty-three (43) LDPs included in the Report.

Mark Buchanan, City Engineer, addressed the Council and confirmed that “No Parking” signage has been installed in areas where staff has observed a significant amount of unauthorized or illegal parking. Mr. Buchanan stated that he was unaware of the purpose or status of the 43 LDPs and advised that staff will research the matter and report its findings back to the Council.

No Council action was taken.

(3.) Police - June 2026

Hunter Bauman, Police Officer, addressed the Council and provided the June 2026 Police Department Report.

The Council commended the Police Department for a phenomenal job and for representing the City well; appreciation of the foot traffic of Police Officers on the square was also expressed. The Council requested additional information regarding the Code Compliance violations listed in the Report and inquired whether the violations represent an emerging trend.

Mayor Norton requested that the City Clerk, Rhonda Hansard, make note of the matter and forward it to the City Manager, Allison Martin, for further research and a report to the Council regarding the violations.

No Council action was taken.

(4.) Public Works - June 2026

Mark Buchanan, City Engineer, addressed the Council and provided the June 2026 Public Works Department Report.

No Council action was taken.

(5.) Water & Wastewater Treatment - June 2026

John Jarrard, Water/Wastewater Treatment Director, addressed the Council and provided the June 2026 Water and Wastewater Treatment Department Report.

The Council held a discussion to include inquiring whether the annual water evaluation has been distributed, what actions are taken regarding copper sulfate, and what is smelled when a kitchen valve is opened.

Mr. Jarrard confirmed that the Consumer Confidence Report is available on the City's website; staff is proactive when increasing numbers in copper sulfate (algae) are observed; and, most often the smell is caused by an airborne pathogen, which causes mildew. Mr. Jarrard stated a sewer smell will not come through the valves if a customer's traps are correctly working.

No Council action was taken.

Councilman Owens left the Work Session at 6:11 p.m.

APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS

(1.) Consideration of the following appointments to the Dahlonega Main Street Advisory Board:

Mayor Norton addressed the Council regarding the following candidates for appointment to the Dahlonega Main Street Advisory Board.

- **Rachel Drones for a term to begin effective immediately and expire on July 19, 2027;**
- **Frank Vetrano for a term to begin effective immediately and expire on July 19, 2028;**
- **Carol Lucker for a term to begin effective immediately and expire on July 19, 2029;**
- **Sussie Kelly for a term to begin effective immediately and expire on July 19, 2028;**
- **Sarah Christopher for a term to begin effective immediately and expire on July 19, 2029;**
- **John Clower for a term to begin effective immediately and expire on July 19, 2027.**

No Council action was taken.

ORDINANCES AND RESOLUTIONS

(1.) Ordinance 2026-05 Relating to Dangerous and Derelict Property

Doug Parks, City Attorney, addressed the Council regarding Ordinance 2026-05 and confirmed that the City Manager requested that this Ordinance be drafted.

Councilman Owens returned to the Work Session at 6:15 p.m.

The Council held a discussion to include expressing appreciation towards Attorney Parks for drafting the Ordinance.

No Council action was taken.

VII. OTHER ITEMS

(1.) Review Scope of Work - Downtown Shuttle Service

Ariel Alexander, Main Street Program Director, addressed the Council regarding a proposed Request for Proposals (RFP) for a downtown shuttle service.

The Council held a discussion regarding the proposed shuttle service and inquired where shuttles will park when not in operation; the size of the shuttles to be used; funding of the service; the location and schedule of shuttle pick-up points; and, whether downtown employees will be required to pay to utilize the service.

Ms. Alexander responded that the RFP could be amended to request parking recommendations; the size of the shuttles will be addressed in the Proposal; the service will be self-funded, as the City will issue only one permit; the City's loading zones will be utilized for passenger pick-up, with the vendor determining its hours of operation; and, local businesses have been contacted and provided mostly positive feedback regarding the issuance of parking permits to downtown employees to allow parking on the school property.

Without exception, the Council authorized staff to return to the next Regular Meeting for presentation of the proposed RFP.

No Council action was taken.

[Clerk's Note: the next Regular Meeting will occur on August 3, 2026.]

(2.) Acceptance of Summit Drive into City Street System

Mark Buchanan, City Engineer, addressed the Council regarding the request for acceptance of Summit Drive into the City's street system. Mr. Buchanan confirmed that the portion of the street being considered is the street from Morrison Moore Parkway to the entry gate of The Summit of Dahlonaga Condominium Association, Inc.

The Council held a discussion and expressed concerns regarding the lack of information and supporting documentation provided; it was also noted that proof of ownership should be determined prior to the Council moving forward.

Bill Rath, a resident of The Summit of Dahlonega Condominium Association, Inc., was recognized and addressed the Council regarding his and the Association's support for the City's acceptance.

Mayor Norton directed the City Clerk, Rhonda Hansard, to make note of Council's concerns and forward them to the City Manager, Allison Martin, with a request that additional research be conducted and presented to the Council during the next Regular Meeting.

No Council action was taken.

[Clerk's Note: the next Regular Meeting will occur on August 3, 2026.]

STAFF / COUNCIL ANNOUNCEMENTS AND COMMENTS

Rhonda Hansard, City Clerk, announced that, due to her absence, Manager Martin had provided her comments in the Agenda Packet.

ADJOURNMENT

There was a motion by Councilman Brown and a second by Councilman Owens to adjourn the Work Session.

Motion carried unanimously, and the Work Session was adjourned at 6:55 p.m.



CITY OF DAHLONEGA

City Council Special Called Meeting

Agenda

July 20, 2026, 4:00 PM

Gary McCullough Chambers, Dahlongega City Hall

On Monday, July 20, 2026, at 6:56 p.m. in the Gary McCullough Council Chambers at Dahlongega City Hall, the Dahlongega City Council held a Special Called Meeting with the following persons present: Johnny Ariemma - Member, Lance Bagley - Member, Dan Brown - Member, Tony Owens - Member, Ryan Reagin - Member, Ross Shirley - Mayor Pro Tem / Member, Sam Norton - Mayor, Doug Parks - City Attorney, and Rhonda Hansard - City Clerk.

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. CONSENT AGENDA

(1.) *Ratification of proposed Bylaws for Dahlongega Main Street Advisory Board
Sam Norton, Mayor*

(2.) *Ratification of the following appointments to the Dahlongega Main Street Advisory Board:*

- *Rachel Drones for a term to begin effective immediately and expire on July 19, 2027;*
- *Frank Vetrano for a term to begin effective immediately and expire on July 19, 2028;*
- *Carol Lucker for a term to begin effective immediately and expire on July 19, 2027;*
- *Sussie Kelly for a term to begin effective immediately and expire on July 19, 2028;*
- *Sarah Christopher for a term to begin effective immediately and expire on July 19, 2029;*
- *John Clower for a term to begin effective immediately and expire on July 19, 2027.*

Sam Norton, Mayor

IV. ADJOURNMENT

Mayor Norton called the Special Called Meeting to order at 6:56 p.m. with all Councilmembers present.

APPROVAL OF AGENDA

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

Motion carried unanimously.

CONSENT AGENDA

(1.) Ratification of proposed Bylaws for Dahlonaga Main Street Advisory Board

Doug Parks, City Attorney, addressed the Council regarding the proposed Bylaws and recommended that additional review be conducted.

There was a motion by Councilman Bagley to approve the Bylaws for the Dahlonaga Main Street Advisory Board.

Ariel Alexander, Main Street Program Director, addressed the Council and confirmed that the first step for the Council is to appoint a Board, with the Board's first order of business being to review and codify the Bylaws.

The Council held a discussion.

There was a motion by Councilman Bagley and a second by Councilman Ariemma to forward the proposed Bylaws to the Dahlonaga Main Street Advisory Board for review and comment.

Motion carried unanimously.

(2.) Ratification of the following appointments to the Dahlonaga Main Street Advisory Board:

- **Rachel Drones for a term to begin effective immediately and expire on July 19, 2027;**
- **Frank Vetrano for a term to begin effective immediately and expire on July 19, 2028;**
- **Carol Lucker for a term to begin effective immediately and expire on July 19, 2027;**
- **Sussie Kelly for a term to begin effective immediately and expire on July 19, 2028;**
- **Sarah Christopher for a term to begin effective immediately and expire on July 19, 2029;**

- **John Clower for a term to begin effective immediately and expire on July 19, 2027.**

There was a motion by Councilman Bagley and a second by Councilman Shirley to ratify the appointments to the Dahlonaga Main Street Advisory Board.

The Council held a discussion to include inquiring as to whether Bylaws currently exist for a Main Street Board.

Doug Parks, City Attorney, addressed the Council and confirmed that there are currently no Bylaws for a Main Street Board, as the Main Street Program has historically operated within the Downtown Development Authority (DDA) structure. Attorney Parks further confirmed that a Main Street Board has never been established independently of the DDA Board.

Mayor Norton commented that the previous DDA included a Main Street function, whereas the proposed Board will serve a new function as a governing body that will report to the Council.

Deb Rowe briefly addressed the Council.

Attorney Parks addressed the Council and confirmed that he and the City Clerk had researched the matter and could not locate any record establishing a Main Street Board; he further recommended that the Council formally create a Main Street Board.

Ariel Alexander, Main Street Program Director, addressed the Council and explained that when the Main Street program operates through the DDA, it is considered a joint entity and separate Meeting Minutes are not required. Ms. Alexander recommended that a Main Street Board operating independently from the DDA be established.

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

ADJOURNMENT

There was a motion by Councilman Ariemma and a second by Councilman Bagley to adjourn the Special Called Meeting.

Motion carried unanimously, and the Special Called Meeting was adjourned at 7:13 p.m.

APPLICATION FOR APPOINTMENT TO
BOARD, COMMISSION OR COMMITTEE

The City Council of Dahlonega believes citizen input and specialized skills are valuable assets to the community. All City Residents should consider becoming involved in their City by service on Board or Commission. Applications are accepted throughout the year. Please complete the following and submit it with a resume to rhansard@dahlonega.gov, by fax to 706-864-4837 or by mail to 465 Riley Road, Dahlonega, GA 30533. Thank you for your interest in serving.

Name:	Esther Morgan-Ellis
Address:	188 Sequoyah Pl
Phone:	[REDACTED]
Email:	[REDACTED]
Place of Employment:	[REDACTED]
Occupation	[REDACTED]
Length of Residence	13 years

Board or Commission for which you would like to be considered.

Please note, each of these have different requirements for service, which will be reviewed against your application, training, and work experience.

- | | |
|---|--|
| ☐ Main Street / Downtown Development | ☒ Cemetery Committee |
| ☐ Historic Preservation Commission | ☐ Tourism Committee |
| ☐ Planning Commission | ☐ Tree Committee |
| ☐ Dahlonega Housing Authority Board | ☐ General Volunteer |

Interest & Experience

Why are you interested in serving?
I currently serve as Assistant Director of the Appalachian Studies Center and we are interested in revitalizing our partnership with the Cemetery Committee and getting students involved in restoration and cleanup work
What specialized training or experience do you have that would of benefit one of the Boards or Commissions:
I am a historian with strong communication and organizational skills and I am deeply invested in Dahlonega

Professional or Personal References:

Name	Telephone Number
Kelly West	[REDACTED]
Chris Worick	[REDACTED]
Joel Cordle	[REDACTED]

If you are a general volunteer for events, festivals, etc. you may be asked to sign a waiver of liability.

If you are appointed to a City of Dahlonega Board or Commission, you may be required to file a Statement of Economic Interests with the City as a condition prior to your appointment. This filing identifies any financial interests you may have with the City of Dahlonega only and if any conflict of interest may exist.

Volunteering for service on a Board or Commission does not guarantee your eventual appointment. Applications on file will be reviewed when vacancies occur, from which the Mayor may review candidates, but the Mayor may, as well, recommend appointments of non-applicants he/she chooses that indicate desirable qualifications and willingness to serve.

Terms & Conditions

I hereby attest that all statements and information provided in this application are true to the best of my knowledge. I understand that I may be interviewed prior to consideration for recommendation by the Mayor, subject to approval by the Council. I hereby agree that if appointed to serve as a member of a City of Dahlonega Board or Commission, I will spend my time, skills, and energy on the mission of the body to which I am appointed including preparation for and attendance at meetings to remain a member in good standing. Furthermore, I agree that, if appointed, my term will be governed by the By-Laws and/or Rules of Procedure of the entity to which I am appointed.

Applicant's Name: Esther Morgan-Ellis

Applicant's Signature:



Date:

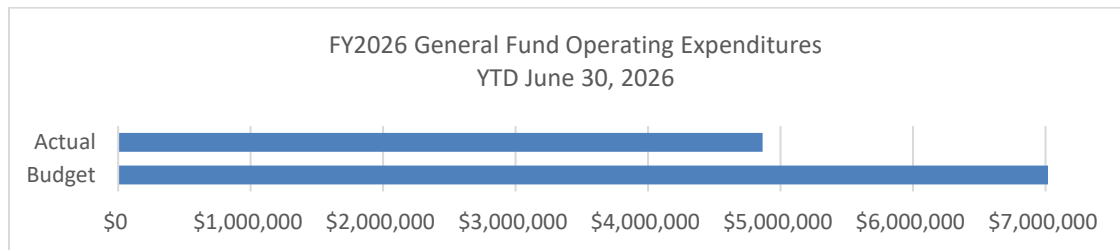
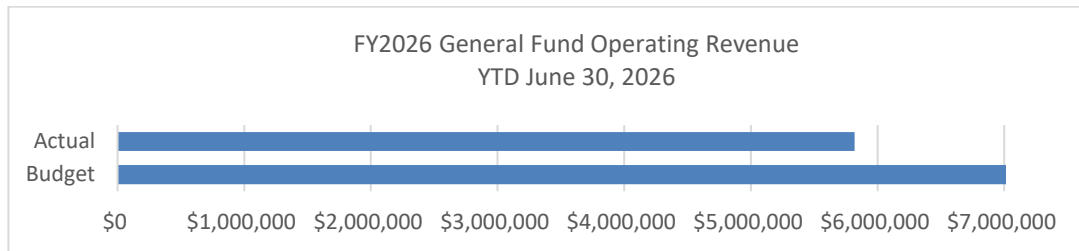
3/4/2026



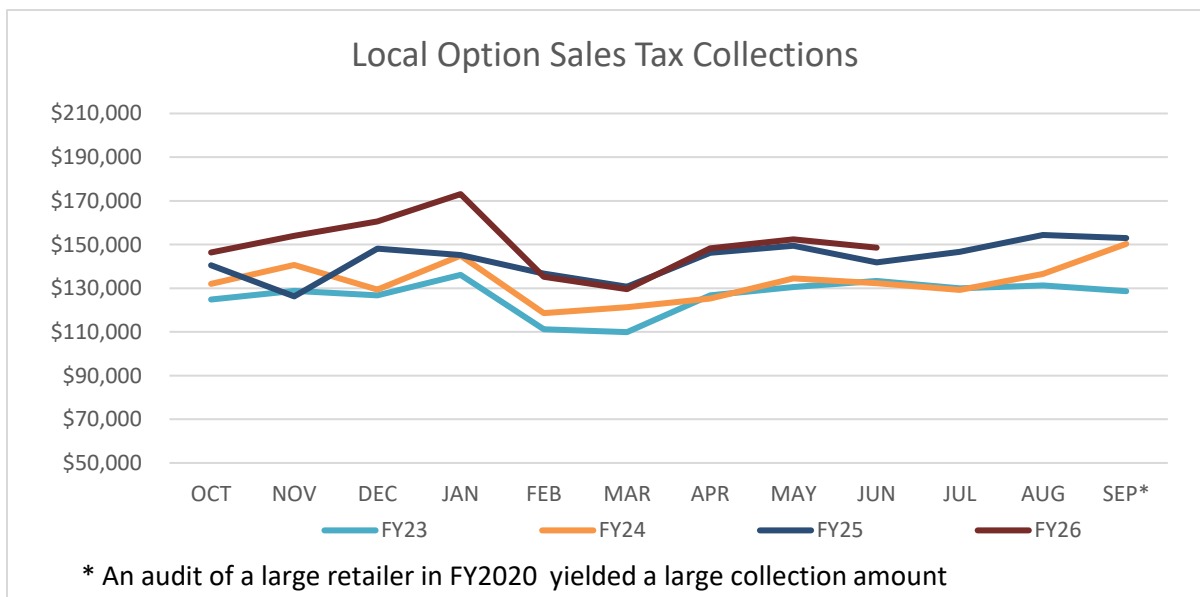
CITY OF DAHLONEGA MONTHLY FINANCIAL REPORTS

For the Nine Months Ended June 30, 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, 89.89% of the 2025 real & personal taxes budgeted have been collected.
- Sales tax collections remain strong and reflect average collections that are 6.55% greater than FY25. The change in State law related to internet sales taxation continues to have a positive impact on our collections.



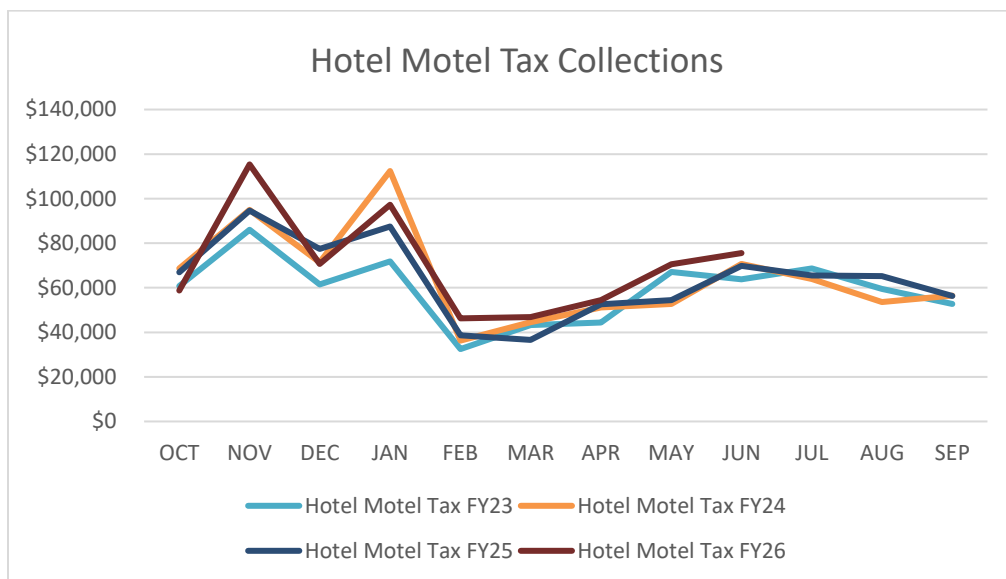
- The annual revenue for Insurance Premium Tax is \$818,605.92, which is 14.0% greater than last fiscal year. This amount is based on a pro-rata population formula.
- Alcoholic Beverage Tax and License revenue collected year-to-date is trending with the prior year.
- Permit revenue collected year-to-date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

MAIN STREET & ECONOMIC DEVELOPMENT

- Operational results are on track with the budget.

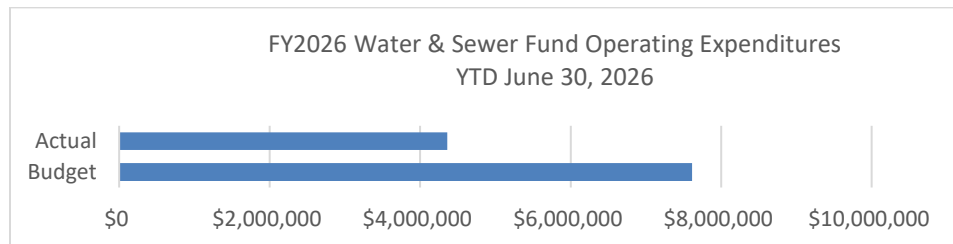
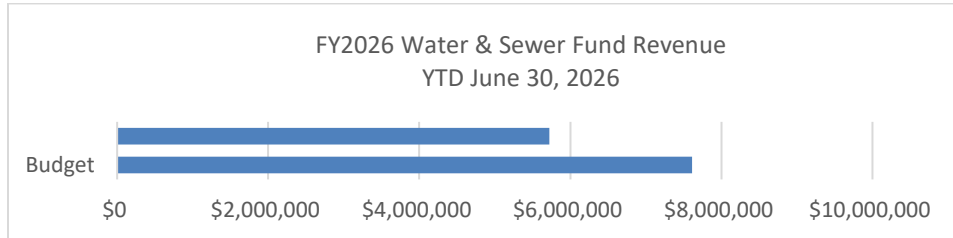
HOTEL/MOTEL TAX FUND

- FY26 is trending 9.90% greater than in the same period in FY25.



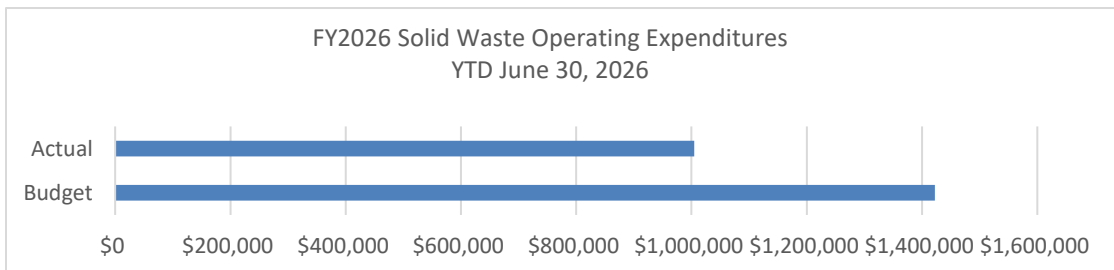
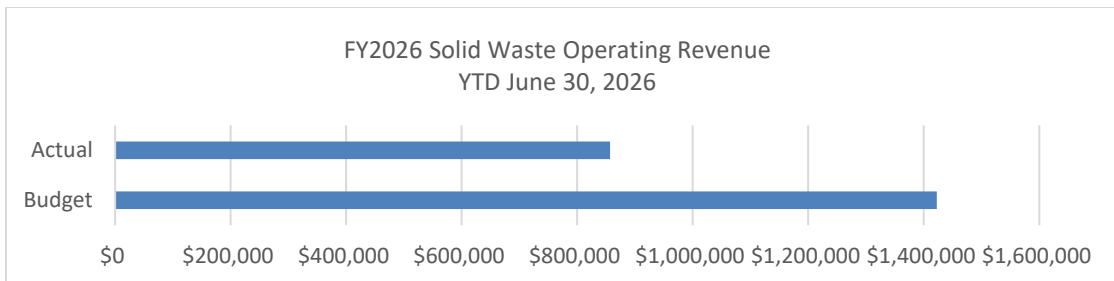
WATER AND SEWER FUND

- Water and sewer sales are trending along with budget projections. Revenue from water sales and sewer charges is 2.35% greater than in the same period in FY25.
- All department expenses are in line with the budget.



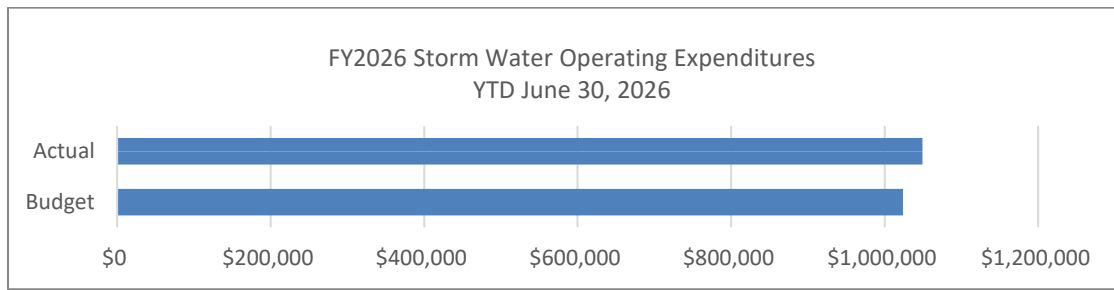
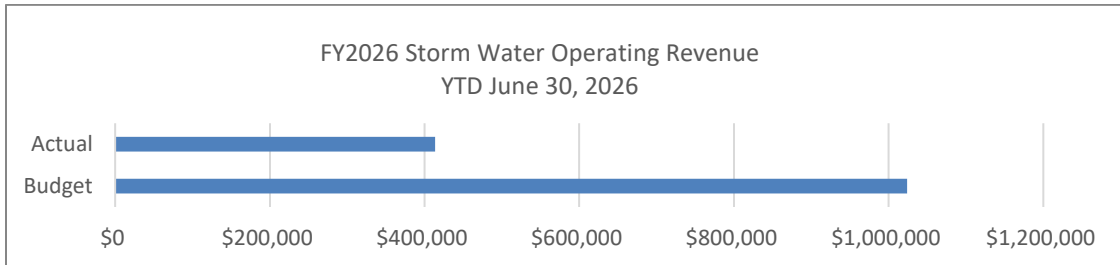
SOLID WASTE FUND

- Refuse Collection Charges are Revenues are 2.26% greater than the prior year.
- Expenses meet budget expectations.

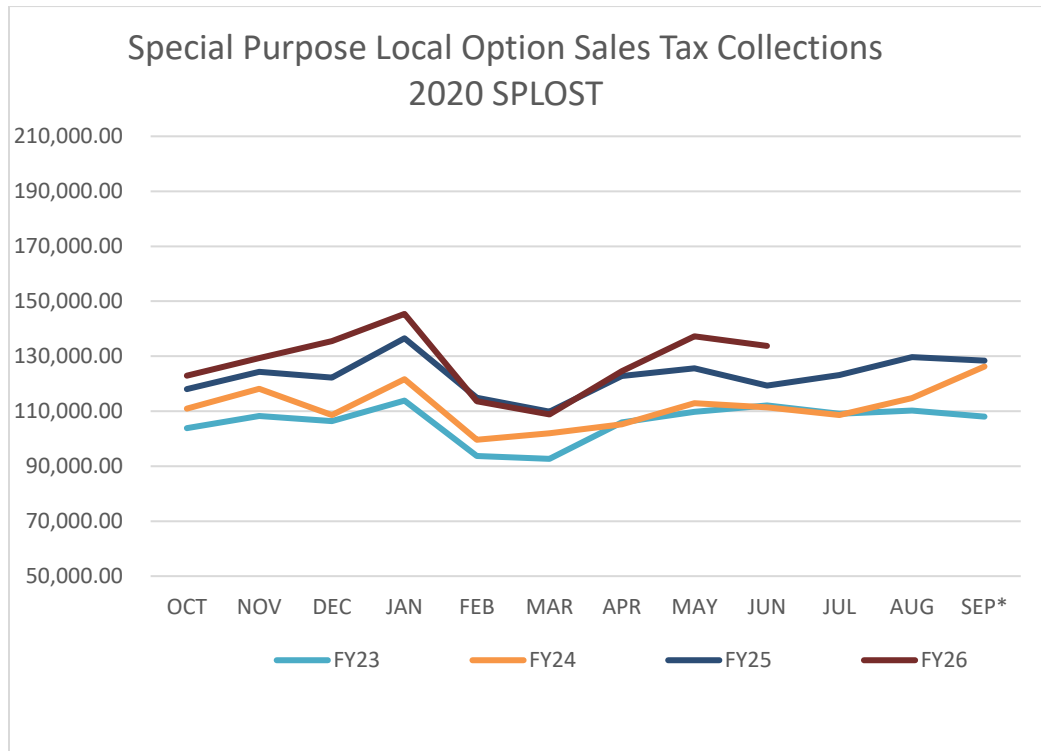


STORMWATER ENTERPRISE FUND

- Transfers In and Indirect Charges reflect a nine-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

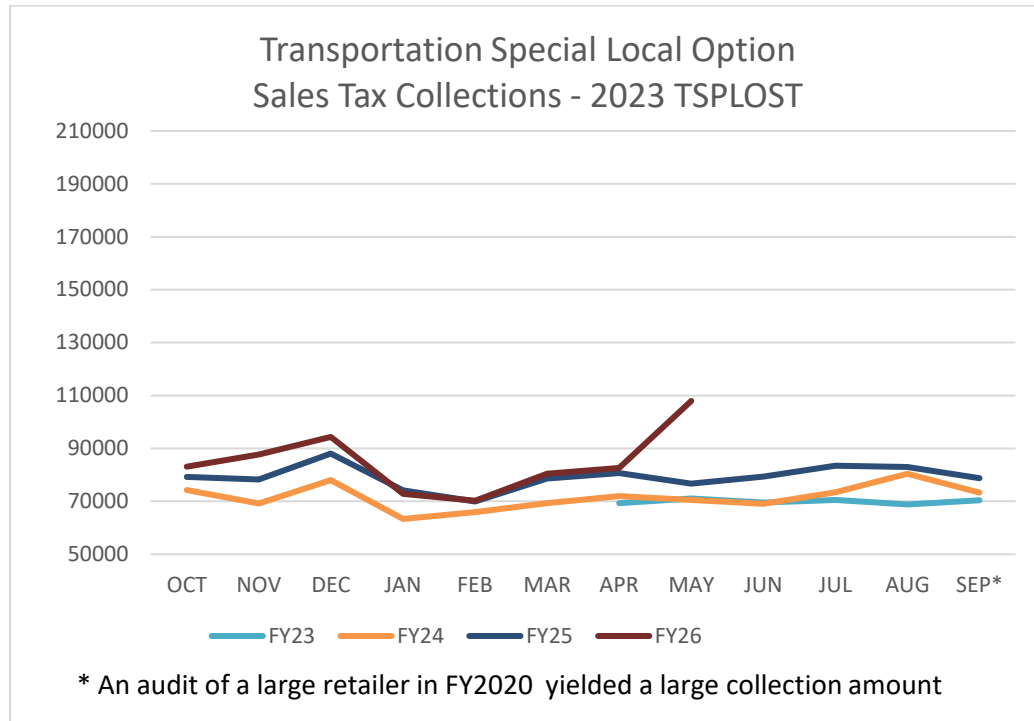


- The former SPLOST continuation referendum had collections which run from April 2020 until March 2026.
- The City received 21% of the net proceeds.

- The current 2026 SPLOST program began collections in April 2026.
- The City receives 22.51% of the net proceeds.
- Sales tax collections average 5.26% greater than FY25 and 20.04% greater than the same period in FY24.

- The former current SPLOST referendum project list is as follows:
 - 25% Roads and Bridges Resurfacing and Improvements
 - 25% Storm-water Infrastructure
 - 50% Water & Sewer System Improvements
- The current SPLOST referendum project list is as follows:
 - Parking Facilities
 - City Hall Expansion
 - Tower Radio Read Meter System
 - Equalization Basin Wastewater Treatment Plant
 - Vehicle equipment and materials maintenance facility

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 average 5.26% greater than FY25. The increase this month is attributed to the joint project being fully funded and the city receiving the full allocation of tax proceeds.
- 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 July 30, 2026)

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 06/30/2026
 % Fiscal Year Completed: 74.79

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 06/30/2026 NORMAL (ABNORMAL)	% BDGT USED
Fund 100 - GENERAL FUND				
	GENERAL PROPERTY TAXES	2,003,717.00	1,959,614.23	97.80
	GENERAL SALES AND USE TAXES	1,712,000.00	1,202,324.83	70.23
	SELECTIVE SALES AND USES TAXES	178,500.00	171,983.64	96.35
	ALCOHOLIC BEVERAGES LICENSES	134,000.00	134,097.05	100.07
	BUSINESS TAXES	895,039.00	993,105.44	110.96
	PENALTIES AND INTEREST	3,000.00	4,334.48	144.48
	PERMITS AND FEES	191,500.00	158,374.55	82.70
	INTERGOVERNMENTAL REVENUE	18,985.00	55,497.06	292.32
	CHARGES FOR SERVICES	882,434.00	668,710.61	75.78
	FINES AND FORFEITURES	181,600.00	167,741.55	92.37
	INVESTMENT INCOME	144,732.00	136,267.08	94.15
	CONTRIBUTIONS AND DONATIONS	0.00	0.00	0.00
	MISCELLANEOUS REVENUE	1,500.00	28,166.87	1,877.79
	OTHER FINANCIAL SOURCES	50,000.00	42,000.00	84.00
	OTHER CHARGES FOR SERVICES	10,000.00	13,001.49	130.01
	TRANSFERS IN FROM OTHER FUNDS	112,800.00	84,600.00	75.00
	APPROPRIATED FUND BALANCE	892,146.00	0.00	0.00
TOTAL REVENUES		7,411,953.00	5,819,818.88	78.52
	LEGISLATIVE	511,656.00	190,110.25	37.16
	EXECUTIVE	325,937.00	253,249.90	77.70
	ELECTIONS	26,600.00	0.00	0.00
	GENERAL ADMINISTRATION	1,195,669.00	892,900.32	74.53
	MUNICIPAL COURT	322,950.00	153,289.57	47.47
	POLICE DEPARTMENT	1,316,519.00	832,539.60	61.22
	PUBLIC WORKS ADMINISTRATION	217,344.00	154,686.10	71.17
	STREETS	1,731,076.00	1,197,635.99	69.18
	MAINTENANCE AND SHOP	104,272.00	68,330.80	65.53
	CEMETERY	109,290.00	54,467.79	49.84
	PARKS	107,000.00	55,075.27	51.47
	COMMUNITY DEVELOPMENT	330,878.00	215,085.66	65.00
	NON-DEPARTMENTAL	50,000.00	0.00	0.00
	TRANSFERS OUT TO OTHER FUNDS	1,062,762.00	797,071.50	75.00
TOTAL EXPENDITURES		7,411,953.00	4,864,442.75	65.23
Fund 100 - GENERAL FUND:				
	TOTAL REVENUES	7,411,953.00	5,819,818.88	78.52
	TOTAL EXPENDITURES	7,411,953.00	4,864,442.75	65.23
	NET OF REVENUES & EXPENDITURES	0.00	955,376.13	2,087.80

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 06/30/2026
 % Fiscal Year Completed: 74.79

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 06/30/2026 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	2,649.53	176.64
INVESTMENT INCOME		8,900.00	2,476.68	27.83
CONTRIBUTIONS AND DONATIONS		4,000.00	1,000.00	25.00
MISCELLANEOUS REVENUE		15,900.00	11,412.00	71.77
TRANSFERS IN FROM OTHER FUNDS		279,330.00	209,497.50	75.00
APPROPRIATED FUND BALANCE		0.00	0.00	0.00
TOTAL REVENUES		309,630.00	227,035.71	73.32
DDA ADMINISTRATION		166,734.00	116,245.28	69.72
TOURISM		13,500.00	7,856.09	58.19
DOWNTOWN DEVELOPMENT		129,396.00	54,230.67	41.91
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	178,332.04	57.60
Fund 230 - DOWNTOWN DEVELOPMENT AUTHORITY:				
TOTAL REVENUES		309,630.00	227,035.71	73.32
TOTAL EXPENDITURES		309,630.00	178,332.04	57.60
NET OF REVENUES & EXPENDITURES		0.00	48,703.67	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 06/30/2026
 % Fiscal Year Completed: 74.79

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 06/30/2026 NORMAL (ABNORMAL)	% BDGT USED
Fund 275 - HOTEL/MOTEL TAX FUND				
	HOTEL/MOTEL TAXES	720,000.00	636,483.40	88.40
	PENALTIES AND INTEREST	1,500.00	463.02	30.87
	CHARGES FOR SERVICES	0.00	0.00	0.00
	INVESTMENT INCOME	2,400.00	909.68	37.90
	TOTAL REVENUES	723,900.00	637,856.10	88.11
	PURCHASES/CONTRACTED SERVICES	305,550.00	189,512.04	62.02
	OTHER COSTS	0.00	0.00	0.00
	TRANSFERS OUT TO OTHER FUNDS	418,350.00	313,762.50	75.00
	TOTAL EXPENDITURES	723,900.00	503,274.54	69.52
Fund 275 - HOTEL/MOTEL TAX FUND:				
	TOTAL REVENUES	723,900.00	637,856.10	88.11
	TOTAL EXPENDITURES	723,900.00	503,274.54	69.52
	NET OF REVENUES & EXPENDITURES	0.00	134,581.56	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 06/30/2026
 % Fiscal Year Completed: 74.79

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 06/30/2026 NORMAL (ABNORMAL)	% BDGT USED
Fund 505 - WATER AND SEWER ENTERPRISE FUND				
	INTERGOVERNMENTAL REVENUE	20,000.00	29,787.46	148.94
	FINES AND FORFEITURES	0.00	0.00	0.00
	INVESTMENT INCOME	395,582.00	248,144.44	97.55
	CONTRIBUTIONS AND DONATIONS	0.00	0.00	0.00
	MISCELLANEOUS REVENUE	15,000.00	9,943.88	66.29
	OTHER FINANCIAL SOURCES	0.00	11,725.00	100.00
	WATER CHARGES	3,781,486.00	2,530,598.07	66.92
	TAP FEES - WATER	175,000.00	291,442.00	166.54
	SEWER CHARGES	2,693,069.00	1,944,036.81	72.19
	TAP FEES - SEWER	175,000.00	303,135.00	173.22
	OTHER CHARGES FOR SERVICES	125,870.00	75,445.14	59.94
	TRANSFERS IN FROM OTHER FUNDS	230,807.00	279,000.00	75.00
	APPROPRIATED NET ASSETS	0.00	0.00	0.00
TOTAL REVENUES		7,611,814.00	5,723,257.80	75.19
	SEWER LIFT STATIONS	340,311.00	192,711.93	54.70
	SEWER TREATMENT PLANT	1,162,557.00	827,562.46	69.82
	DISTRIBUTION AND COLLECTION	1,560,895.00	1,304,445.37	73.91
	WATER SUPPLY	345,380.00	112,744.04	32.64
	WATER TREATMENT PLANT	2,699,812.00	1,394,154.54	51.59
	CAPITAL OUTLAYS	1,149,000.00	408,029.36	26.98
	INTERFUND CHARGES	132,353.00	99,264.78	75.00
	DEPRECIATION AND AMORTIZATION	0.00	0.00	0.00
	OTHER COSTS	221,506.00	21,838.45	13.52
	TRANSFERS OUT TO OTHER FUNDS	0.00	0.00	0.00
TOTAL EXPENDITURES		7,611,814.00	4,360,750.93	53.46
Fund 505 - WATER AND SEWER ENTERPRISE FUND:				
TOTAL REVENUES		7,611,814.00	5,723,257.80	75.19
TOTAL EXPENDITURES		7,611,814.00	4,360,750.93	53.46
NET OF REVENUES & EXPENDITURES		0.00	1,362,506.87	250.15

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 06/30/2026
 % Fiscal Year Completed: 74.79

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 06/30/2026 NORMAL (ABNORMAL)	% BDGT USED
Fund 540 - SOLID WASTE ENTERPRISE FUND				
	INTERGOVERNMENTAL REVENUE	0.00	0.00	0.00
	CHARGES FOR SERVICES	500.00	1,050.00	210.00
	INVESTMENT INCOME	20,000.00	6,353.53	31.77
	MISCELLANEOUS REVENUE	2,000.00	1,766.60	88.33
	OTHER FINANCIAL SOURCES	0.00	0.00	0.00
	OTHER CHARGES FOR SERVICES	7,500.00	7,764.05	103.52
	REFUSE COLLECTION CHARGES	1,094,770.00	839,749.93	76.71
	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	856,684.11	60.23
PERSONAL SERVICES AND EMPLOYEE BENEFITS				
	PURCHASES/CONTRACTED SERVICES	535,859.00	410,017.45	76.52
	SUPPLIES	352,200.00	228,401.55	64.85
	CAPITAL OUTLAYS	112,700.00	46,719.37	41.45
	INTERFUND CHARGES	300,000.00	243,171.75	81.06
	DEPRECIATION AND AMORTIZATION	101,574.00	76,180.50	75.00
	OTHER COSTS	0.00	0.00	0.00
	DEBT SERVICE	20,000.00	0.00	0.00
	TRANSFERS OUT TO OTHER FUNDS	0.00	0.00	0.00
TOTAL EXPENDITURES		1,422,333.00	1,004,490.62	70.62
Fund 540 - SOLID WASTE ENTERPRISE FUND:				
TOTAL REVENUES		1,422,333.00	856,684.11	60.23
TOTAL EXPENDITURES		1,422,333.00	1,004,490.62	70.62
NET OF REVENUES & EXPENDITURES		0.00	(147,806.51)	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 06/30/2026
 % Fiscal Year Completed: 74.79

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 06/30/2026 NORMAL (ABNORMAL)	% BDGT USED
Fund 560 - STORMWATER ENTERPRISE FUND				
	INTERGOVERNMENTAL REVENUE	0.00	0.00	0.00
	INVESTMENT INCOME	15,000.00	4,647.52	30.98
	OTHER CHARGES FOR SERVICES	1,000.00	1,461.25	146.13
	TRANSFERS IN FROM OTHER FUNDS	186,000.00	139,500.00	75.00
	APPROPRIATED NET ASSETS	473,857.00	0.00	0.00
	STORMWATER UTILITY CHARGES	348,000.00	268,137.88	77.05
	TOTAL REVENUES	1,023,857.00	413,746.65	40.41
	NON-DEPARTMENTAL	0.00	0.00	0.00
	PERSONAL SERVICES AND EMPLOYEE BENEFITS	0.00	56,610.82	100.00
	PURCHASES/CONTRACTED SERVICES	17,000.00	1,499.50	8.82
	SUPPLIES	1,500.00	51.05	3.40
	CAPITAL OUTLAYS	410,000.00	544,556.91	43.69
	INTERFUND CHARGES	595,357.00	446,517.72	75.00
	DEPRECIATION AND AMORTIZATION	0.00	0.00	0.00
	OTHER COSTS	0.00	0.00	0.00
	TOTAL EXPENDITURES	1,023,857.00	1,049,236.00	56.41
Fund 560 - STORMWATER ENTERPRISE FUND:				
	TOTAL REVENUES	1,023,857.00	413,746.65	40.41
	TOTAL EXPENDITURES	1,023,857.00	1,049,236.00	56.41
	NET OF REVENUES & EXPENDITURES	0.00	(635,489.35)	75.99
	TOTAL REVENUES - ALL FUNDS	18,503,487.00	13,678,399.25	73.92
	TOTAL EXPENDITURES - ALL FUNDS	18,503,487.00	11,960,526.88	60.01
	NET OF REVENUES & EXPENDITURES	0.00	1,717,872.37	120.41



Ordinances and Resolutions

DATE: 8/3/2026
TITLE: REZN 26-4
PRESENTED BY: Doug Parks, City Attorney
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

REZN 26-4 Applicants and owners John and Kasey Sharp seek rezoning of their property consisting of .69 acres located at 399 North Chestatee Street (Tax Parcel D07-024) from Zoning District R-1 (single family) to Zoning District R-2 (multi-family).

HISTORY/PAST ACTION

The Planning Commission at its public hearing on this matter recommended denial.

FINANCIAL IMPACT

None.

RECOMMENDATION

Denial but if approved the accompanying ordinance should be used.

SUGGESTED MOTIONS

Motions to deny.

ATTACHMENTS

Ordinance 2026-104

**CITY OF DAHLONEGA
ORDINANCE 2026-104**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF DAHLONEGA, GEORGIA, BY CHANGING THE ZONING ON A PARCEL OF LAND CONSISTING OF .69 ACRES, MORE OR LESS, LYING WITHIN TAX PARCEL D07 024. SAID PARCEL OF LAND IS LOCATED IN LAND LOT 927 OF THE 12th DISTRICT, 1ST SECTION, CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA RECORDS.

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 lands 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 R-2 (Multiple-Family Residential District) as amended pursuant to this ordinance, and shall be subject to and conform to the additional conditions set forth herein which are as follows:

1. Use of the property shall be limited to one residential building which shall contain no more than two dwelling units. Individual bedrooms shall not be rented.
2. The owner/developer shall be required to construct driveways and parking in accordance with the applicable city specifications. No driveway onto Happy Hollow Road shall be located closer than 125 feet from the intersection of the centerlines of Happy Hollow Road and N. Chestatee Street. No driveway onto N. Chestatee Street shall be authorized between the existing building and the intersection of Happy Hollow Road and N. Chestatee Street.
3. Prior to occupancy for more than one dwelling unit, the applicant shall be required to pay for and install an additional public water and additional sanitary sewer connections to serve the second unit.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 927, 12th District, 1st Section, Lumpkin County, Georgia, being in the City of Dahlonega, as shown on a survey entitled "Plat of Survey for Robert Simmons" dated November 20, 1998, being 0.688 acres, prepared by Precision Land Services, RLS No. 2313, which plat is more fully described as follows:

To find the true point of beginning commence at the intersection of Land Lots 951, 927, 928 and 950, running in a Southerly direction along the land lot line South 89 degrees 55 minutes 55 seconds East 525.75 feet to an iron pin found (3/4" pipe); thence running along the curvature of Happy Hollow Road in a northerly direction a chord distance of North 58 degrees 20 minutes 38 seconds East to an iron pin found, which is the TRUE POINT OF BEGINNING; thence continuing in a northerly direction along the curvature of Happy Hollow Road the following chord distances: North 53 degrees 50 minutes 50 seconds East; thence North 39 degrees 27 minutes 30 seconds East; a distance of North 26 degrees 52 minutes 19 seconds East 79.81 feet to a chord distance of North 40 degrees 46 minutes 39 seconds East; thence South 89 degrees 40 minutes 56 seconds East; thence South 60 degrees 24 minutes 06 Seconds East to an iron pin found; thence running South 82 degrees 44 minutes 25 seconds West a distance of 236.25 feet to an iron pin found; thence running South 27 degrees 05 minutes 15 seconds West 156.80 feet to a point; thence running North 89 degrees 55 minutes 54 seconds West a distance of 112.39 feet to the TRUE POINT OF BEGINNING.

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 Dahlonge, Georgia.

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

Sam Norton, Mayor

Attest:

Rhonda Hansard, City Clerk



Ordinances and Resolutions

DATE: 8/3/2026
TITLE: Ordinance 2026-02
PRESENTED BY: Doug Parks, City Attorney
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Ordinance 2026-02 to Amend Chapter 123 of the City of Dahlonaga code of ordinances.

HISTORY/PAST ACTION

Enforcement has asked for a definitive enforce standard based on the Kelvin Scale.

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval.

SUGGESTED MOTIONS

Motion to Approve.

ATTACHMENTS

Ordinance 2026-02

ORDINANCE 2026-02

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA BY ADOPTION
OF AN AMENDMENT TO THE SIGN ORDINANCE**

WHEREAS, the City Council desires to promote the public health, safety, and general welfare of the residents of the city; and

WHEREAS, the City Council finds that uniformity of lighting adds to the overall ambiance of the downtown area.

NOW THEREFORE, be it ordained, and it is so ordained by the authority of the City Council of Dahlonega, that the Code of the City of Dahlonega, Georgia shall be amended, set forth herein. This amendment is adopted with the express authority for Municode to renumber the ordinance sections based on their numbering system and to take other measures necessary for proper codification.

Section 123-8(f) shall be amended to read as follows:

“(f) Holiday lighting. In the B-3 and CBD zoning districts. Only holiday lighting in the form of white/clear outdoor lighting approved by a nationally recognized certification organization is permitted in the B3 and CBD zoning districts without a Dahlonega Historic Preservation Commission Certificate of Appropriateness. More specifically, holiday lighting must meet the following standard: emit light that is on the Kelvin Color Temperature Scale within the range of 1,500K-3,200K. The time period during which holiday lighting is allowed is between October 20th and January 31st of the following year. Letters and/or words and/or phrases spelled and exhibited through the use of holiday lighting are not allowed. This paragraph applies exclusively to outdoor lighting and not the lighting inside the premises itself as long as the lighting is at least three feet away from the window. There is no restriction on holiday lighting other than in the B-3 and CBD zoning districts.”

Except as modified herein, The Code of the City of Dahlonega, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter. The City Attorney is directed and authorized to direct the codifier to make necessary minor, non-substantive corrections to the provisions of this Code, including but not limited to, the misspelling of words, typographical errors, duplicate pages, incorrect references to state or federal laws, statutes, this Code, or other codes or similar legal or technical sources, and other similar amendments, without necessity of passage of a corrective ordinance or other action of the Mayor and Council. The City Clerk shall, upon the written advice or recommendation of the city attorney and without the necessity of further council action, alter, amend or supplement any non-codified ordinance, resolution or other record filed in his or her office as necessary to effect similar non-substantive changes or revisions and ensure that such public records are correct, complete and accurate.

BE IT ORDAINED by the City Council of Dahlonega, and it is ordained by authority of the same, that if any portion of this Ordinance is for any reason found to be invalid or unconstitutional by the final decision of any tribunal of competent jurisdiction, it is the intention of the City Council of Dahlonega that the remainder of this Ordinance shall be in full force and effect.

So ordained and effective this ____ day of _____ 2026.

Sam Norton, Mayor

Attest: Rhonda Hansard, City Clerk



Ordinances and Resolutions

DATE: 8/3/2026
TITLE: Ordinance 2026-03
PRESENTED BY: Doug Parks, City Attorney
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Ordinance 2026-03 to Amend Chapter 22, Section 5. Noise Pollution of the City of Dahlonega code of ordinances.

HISTORY/PAST ACTION

The change prohibits sound amplifying devices being used on the public square at all times.

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval.

SUGGESTED MOTIONS

Motion to Approve.

ATTACHMENTS

Ordinance 2026-03

ORDINANCE 2026-03

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA BY ADOPTION OF AN AMENDMENT TO THE NOISE POLLUTION ORDINANCE

WHEREAS, the City Council desires to promote the public health, safety, and general welfare of the residents of the city; and

WHEREAS, the City Council wishes to protect public square area within the City from excessive noise pollution; and

WHEREAS, the City Council finds that noise pollution is distracting to pedestrians seeking to visit the downtown area, and substantially detracts from the vintage environment of the City; and

WHEREAS, the City Council further finds that there is a substantial need directly related to the public health, safety and welfare to address comprehensively these concerns through the adoption of this amendment to the noise pollution regulations.

NOW THEREFORE, be it ordained, and it is so ordained by the authority of the City Council of Dahlonega, that the Code of the City of Dahlonega, Georgia shall be amended, as detailed in the paragraphs set forth herein. This amendment is adopted with the express authority for Municode to renumber the ordinance sections based on their numbering system and to take other measures necessary for proper codification.

In Section 22-5. Noise pollution the following portions of the regulations shall be amended to read as follows:

“(c) Prohibited conduct.

- (1) *Restrictions of 200 feet for 7:00 a.m. through 11:00 p.m. Sunday through Thursday and 7:00 a.m. through 12:00 midnight on Friday and Saturday.:*
 - a. *Mechanical sound-making devices.* It is unlawful for any person to play, use, operate, or permit to be played, used, or operated any radio receiving device, television, stereo, musical instrument, phonograph sound amplifier or other machines or devices for the producing, reproducing or amplifying of sound and/or noise at such a volume and in such a manner so as to create, or cause to be created, any noises or sounds which are plainly audible at a distance of 200 feet or more from the building, structure, outdoor location, or motor vehicle or, in the case of real property, beyond the property limits, in which it is located, whichever is farthest. Neither shall any person within said hours and times use or cause to be used a sound amplifying device or equipment on any part of the public sidewalks, rights of way or other public property located in the Public Square area of Dahlonega for the amplification of the human voice, music or any other sound. Sound amplifying equipment shall not include standard automobile radios when used and heard only by the occupants of the vehicle in which the automobile radio is installed or include warning devices, sounds emitting from authorized emergency vehicles, automobile horns or other warning devices on any vehicle used for traffic safety purposes. Sounds occurring during an authorized special event are also excluded as well as sounds emanating from any City of Dahlonega approved or sponsored activity. The Public Square area of Dahlonega is defined as that area located within the B3 Zoning District.”

and

“(2) Restrictions of 100 feet for 11:00 p.m. through 7:00 a.m. Sunday through Thursday and 12:00 midnight through 7:00 a.m. on Saturday and Sunday.

- a. *Mechanical sound-making devices.* It is unlawful for any person to play, use, operate, or permit to be played, used, or operated any radio receiving device, television, stereo, musical instrument, phonograph sound amplifier or other machines or devices for the producing, reproducing or amplifying of sound and/or noise at such a volume and in such a manner so as to create, or cause to be created, any noises or sounds which are plainly audible at a distance of 100 feet or more from the building, structure, outdoor location, or motor vehicle or, in the case of real property, beyond the property limits, in which it is located, whichever is farthest. Neither shall any person within said hours and times use or cause to be used a sound amplifying device or equipment on any part of the public sidewalks, rights of way or other public property located in the Public Square area of Dahlonega for the amplification of the human voice, music or any other sound. Sound amplifying equipment shall not include standard automobile radios when used and heard only by the occupants of the vehicle in which the automobile radio is installed or include warning devices, sounds emitting from authorized emergency vehicles, automobile horns or other warning devices on any vehicle used for traffic safety purposes. Sounds occurring during an authorized special event are also excluded as well as sounds emanating from any City of Dahlonega approved or sponsored activity. The Public Square area of Dahlonega is defined as that area located within the B3 Zoning District.”

Except as modified herein, The Code of the City of Dahlonega, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter. The City Attorney is directed and authorized to direct the codifier to make necessary minor, non-substantive corrections to the provisions of this Code, including but not limited to, the misspelling of words, typographical errors, duplicate pages, incorrect references to state or federal laws, statutes, this Code, or other codes or similar legal or technical sources, and other similar amendments, without necessity of passage of a corrective ordinance or other action of the Mayor and Council. The City Clerk shall, upon the written advice or recommendation of the city attorney and without the necessity of further council action, alter, amend or supplement any non-codified ordinance, resolution or other record filed in his or her office as necessary to effect similar non-substantive changes or revisions and ensure that such public records are correct, complete and accurate.

BE IT ORDAINED by the City Council of Dahlonega, and it is ordained by authority of the same, that if any portion of this Ordinance is for any reason found to be invalid or unconstitutional by the final decision of any tribunal of competent jurisdiction, it is the intention of the City Council of Dahlonega that the remainder of this Ordinance shall be in full force and effect.

So ordained and effective this ____ day of _____ 2026.

Sam Norton, Mayor

Attest: Rhonda Hansard, City Clerk



Ordinances and Resolutions

DATE: 7/20/2026
TITLE: Ordinance 2026-05 Relating to Dangerous and Derelict Property
PRESENTED BY: Doug Parks, City Attorney
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Ordinance 2026-05 Relating to Dangerous and Derelict Property

HISTORY/PAST ACTION

This ordinance provides a more contemporary set of regulations to assist the code enforcement staff. It should be noted that this is a very technical and time consuming process. I have included an outline/flow chart of the basic elements of the process to acquaint the counsel with what is involved to do this correctly. I suggest that your focus be more on the this than on the actual ordinance in order to get a true picture of how this is done.

FINANCIAL IMPACT

None

RECOMMENDATION

Approval

SUGGESTED MOTIONS

Motion to approve Ordinance 2026-05 when action can be taken.

ATTACHMENTS

Outline/Flow chart of the Process; Ordinance 2026-05

OUTLINE/FLOW CHART OF PROCESS

- I. Nuisance case can be initiated by the code enforcement officer under his own initiative, or by request of a city official, or by request of at least two unrelated citizens.
- II. Code enforcement conducts the initial investigation to determine the existence of a nuisance.
 - a) Officer has the authority to enter the property/premises, but must make an effort to do so in a way that is not overly inconvenient for the property owner
 - b) Officer should take pictures of the property with date and time stamps, that clearly show issues with the property that have led to the investigation
 - c) Officer should take detailed notes of his observations as well as any interaction with the property owner.
 - d) Officer should take pictures and notes during any subsequent inspection of the property
- III. What constitutes a nuisance
 - a) Any defects that increase the likelihood of fire, accidents, or other injuries; lack of adequate ventilation, light, or sanitary facilities, dilapidation/disrepair; structural defects; and uncleanness.
 - b) Vacant buildings being used in connection with drugs or other crimes.
- IV. If it is determined by code enforcement that the property constitutes a nuisance
 - a) Officer can issue a warning to give the owner an opportunity to repair the defects or an immediate citation.
 - 1) It is the officer's discretion when deciding whether to issue a warning or citation. Severity of the problem and number/frequency of complaints from citizens should be considered.
 - 2) If a warning is issued officer should speak with a supervisor to determine amount of time to be allowed to resolve the issue – also whether multiple warnings will be given.
 - 3) Best practice is to allow the property owner adequate time to resolve the issue. Usually 30 – 60 days
 - 4) Officer should make follow up inspections to ensure property owner is performing the work
 - A) Pictures and detailed notes should be taken showing any progress or lack thereof
 - B) Frequency of follow up inspections is in officer's discretion, but should be at least once every month until problem is resolved.
 - 5) If it is determined that the property owner is not going to perform the required work, the officer should issue a citation.
 - A) Citation should specify the violation by ordinance number and description, and advise that a hearing date in Municipal Court will be set.

*All known addresses for property owner and any interested parties should be gathered
Title Search ordered*

COMPLAINT, SERVICE, LIS PENDENS

- I. If property owner refuses to comply, or does not appear in court to answer the citation, and abatement action becomes necessary, an in rem complaint must be filed with the clerk of municipal court, property owner and other interested parties must be served a copy of the complaint, and a lis pendens must be filed with the Superior Court.

Begin the process of determining how much it will cost to repair the property along with an appraisal of the property.

II. **Complaint:**

- a) Complaint is *in rem*, meaning the action is against the property and not the person. This is an important distinction if becomes necessary to file a lien to recover cost of repair or demolition.
- b) The complaint must contain, at a minimum, the following: 1) physical address of the property; 2) parcel tax i.d. number; 3) name and address of all known interested parties (owner, creditors, tax commissioner, etc.); 4) legal description of the property; 5) description of the basis for the action; 6) description of the action requested of court to abate the nuisance; 7) summons; and 8) certificate of service.
 - Request that hearing be held no sooner than 15 days and no later than 45 days from filing of complaint

III. **Service:**

- a) The property owner(s) and any interested parties must receive notice of the complaint, lis pendens, and summons.
- b) Notice [complaint packet] must be mailed to those owners and interested parties whose identities and addresses are reasonably ascertainable 15 – 45 days prior to the hearing.
 - Complaint packet should be mailed certified return receipt or statutory overnight.
 - For efficiency, the complaint packet should include a copy of the complaint, summons, and lis pendens.
- c) Complaint packet must be mailed to the physical address of the property by first class mail.
- d) If the property owner and/or interested parties are not reasonably able to be identified, run a notice of the hearing in the county newspaper once a week for two consecutive weeks prior to the hearing. A signed and notarized affidavit stating reasonable effort was made in locating the owner(s) and interested parties is highly recommended.
 - Best practice is to run the notice in the paper in all cases.

- e) Complaint packet must be posted on the property within three days of filing the complaint.
- f) Return proof of service and certificates of service filed with the appropriate clerk of court.

IV. Lis Pendens:

- a) Lis Pendens serves as notice that legal action has been taken concerning real property and should be filed with the clerk of Superior Court in the county where the property is located.
- b) The lis pendens should contain the date the complaint was filed, what the city is asking for (code compliance, cost of repair/demolition, court costs, etc.), names of the parties, name of the court, and the legal description of the property (this can be on the face of the lis pendens or attached as an exhibit).

If property owner/interested party offers no response (answer) to the complaint, begin getting quotes for demolition and clean-up of the property

COURT HEARING

- I. Hearings are typically held in Municipal Court with appeals to any municipal order being heard in Superior Court.

II. Draft Orders (2):

- a) Order showing judge's ruling allowing property owner time to repair/demolish the property (consent order).
 - Include language showing findings of fact, property owner, property address, proper jurisdiction, time allowed to repair/demolish, permits required, building inspector approval (if repair is feasible), next hearing date to show compliance/completion of required work.
- b) Order showing judge's ruling allowing the city to abate the nuisance.
 - This ruling usually occurs when the property owner refuses to comply with the previous order or the property owner or any interested party fails to answer the complaint or attend the hearing.
 - Judge can also hold the property owner in contempt for failure to comply
 - Order should contain the same language as before substituting repair costs with demolition.
 - An order to demolish MUST be certified by the clerk of court
 - It is advisable to include language stating that the cost to repair the property exceeds the property value.
 - Include language that upon demolition a lien will be placed against the property to recover the cost of demolition, grading, and any court/process costs.
 - Include cost of demolition if available.

- III. Notify code enforcement officer and building inspector of hearing date
- IV. Have code enforcement officer take time and date stamped pictures of the property the day before the hearing.
- V. Take all documentation and pictures related to the property to the hearing as supporting evidence.
 - Some courts require that code enforcement and/or building inspector appear as testifying witness. This is particularly true when demolition is involved.

POST HEARING

- I. Mail signed order to property owner and any interested parties that attended the hearing.
 - Give copy to code enforcement
- II. **Order to repair:**
 - Code enforcement to make periodic inspections to verify property owner is complying with court order.
 - Take pictures on each trip and document any progress, or lack thereof, being made.
 - Schedule hearing to determine if more time is needed/offered
 - Judge/city discretion to allow more time if needed – usually based on whether owner is making a good faith effort to resolve the problem.
 - If property owner has satisfactorily resolved the problem the case is dismissed and **cancel lis pendens**.
- III. **Order to demolish: MUST BE CERTIFIED BY CLERK OF COURT**
 - Once demolition is completed, a demolition lien should be filed in Superior Court within 90 days of completion of work.
 - Serve property owner with copy of the lien.
 - Within 365 days of filing the lien, file a petition to foreclose the lien in Superior Court.
 - Serve property owner with petition to foreclose. If property owner answers the petition, the Court will schedule a hearing.
 - If property owner does not answer petition, the court will sign an order foreclosing the lien.
 - After the signed order is filed, release the lis pendens from the property.
 - The property now belongs to the city.

ORDINANCE NO. 2026-05

AN ORDINANCE RELATING TO DANGEROUS AND DERELICT PROPERTY; TO PROVIDE FOR DEFINITIONS; TO PROVIDE FOR PROCEDURES FOR A DECLARATION OF A PUBLIC NUISANCE; TO PROVIDE FOR A COMPLAINT AND APPEAL PROCESS; TO PROVIDE POWERS OF CITY OFFICERS; TO PROVIDE FOR SERVICE OF PROCESS; TO PROVIDE A LIMITATION OF LIABILITY; TO PROVIDE PROCEDURES; TO PROVIDE FOR ENFORCEMENT; TO PROVIDE FOR VIOLATIONS; TO PROVIDE PENALTIES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

WHEREAS, the City Council desires to promote the public health, safety, and general welfare of the residents of the City; and

WHEREAS, the City Council wishes to protect residents of the City from public nuisances and dangerous and derelict properties; and

WHEREAS, the City Council finds that public nuisances; dangerous and derelict properties are detrimental to the community; and

WHEREAS, the City Council further finds that there is a substantial need directly related to the public health, safety and welfare to address comprehensively these concerns through the adoption of these regulations.

NOW THEREFORE, be it ordained, and it is so ordained by the authority of the City Council of Dahlonega, that the Code of the City of Dahlonega, Georgia shall be amended, as detailed in the paragraphs set forth herein. This amendment is adopted with the express authority for Municode to renumber the ordinance sections based on their numbering system and to take other measures necessary for proper codification.

Subpart B Chapter 103 Article II, Division 3 of the Code of Ordinances of the City of Dahlonega is amended in its entirety to read as follows:

“DIVISION 3 – STRUCTURES DANGEROUS TO PUBLIC HEALTH

Sec. 103-56. Definitions.

- (a) *Applicable codes* means any optional housing or abatement standard provided in O.C.G.A. title 8, chapter 2 as adopted by ordinance or operation of law, or other property-maintenance standards as adopted by ordinance or operation of law, or general nuisance law, relative to the safe use of real property; any fire or life safety code as provided for in O.C.G.A. title 25, chapter 2; and any building codes adopted

by local ordinance prior to October 1, 1991, or the minimum standard codes provided in O.C.G.A. title 8, chapter 2 after October 1, 1991, provided that such building or minimum standard codes for real-property improvements shall be deemed to mean those building or minimum standard codes in existence at the time such real property improvements were constructed unless otherwise provided by law.

- (b) *Closing* means causing a dwelling, building, or structure to be vacated and secured against unauthorized entry.
- (c) *Drug crime* means an act which is a violation of O.C.G.A. title 16, chapter 13, article 2, known as the "Georgia Controlled Substances Act".
- (d) *Dwellings, buildings, or structures* means any building or structure or part thereof used and occupied for human habitation or commercial, industrial, or business uses, or intended to be so used, and includes any outhouses, improvements, and appurtenances belonging thereto or usually enjoyed therewith and also includes any building or structure of any design. As used in this article, the term "dwellings, buildings, or structures" shall not mean or include any farm, any building or structure located on a farm, or any agricultural facility or other building or structure used for the production, growing, raising, harvesting, storage, or processing of crops, livestock, poultry, or other farm products.
- (e) *Graffiti* means any inscriptions, words, figures, paintings, or other defacements that are written, marked, etched, scratched, sprayed, drawn, painted, or engraved on or otherwise affixed to any surface of public or private property by means of any aerosol paint container, broad-tipped marker, gum label, paint stick, graffiti stick, etching equipment, brush, or other device capable of scarring or leaving a visible mark on any surface without prior authorization from the owner or occupant of the property.
- (f) *Governing authority* means the City Council of the City of Dahlonega, Georgia.
- (g) *Interested party* means:
 - (1) The "owner";
 - (2) Persons in possession of said property and premises;
 - (3) Those parties having an interest in the property as revealed by a certification of title to the property conducted in accordance with the title standards of the State Bar of Georgia;
 - (4) Those parties having filed a notice in accordance with O.C.G.A. § 48-3-9; and

- (5) Any other party having an interest in the property whose identity and address are reasonably ascertainable from the records of the municipality or records maintained in the county courthouse or by the clerk of court; provided, however, interested party shall not include the holder of the benefit or burden of any easement or right-of-way whose interest is properly recorded which interest shall remain unaffected.
- (h) *Municipality* means the City of Dahlonega, Georgia.
- (i) *Owner* means the holder of the title in fee simple and every mortgagee of record.
- (j) *Public authority* means any member of the governing authority, any director of a public housing authority, or any officer who is in charge of any department or branch of government (municipal, county or state) relating to health, fire, life safety, building regulations, or to other activities concerning dwellings, buildings, or structures, or use of private property within the City.
- (k) *Public officer* means the city manager, who is authorized to exercise the powers prescribed by article, and any officer or employee of the City to whom he delegates such authority.
- (l) *Repair* means altering or improving a dwelling, building, or structure so as to bring the structure into compliance with the applicable codes in the jurisdiction where the property is located and the cleaning or removal of debris, trash, and other materials present and accumulated which create a health or safety hazard in or about any dwelling, building, or structure.
- (m) *Resident* means any person residing in the jurisdiction where the property is located on or after the date on which the alleged nuisance arose.

Sec. 103-57. Duty of owners of real property and structures thereon.

It is the duty of the owner of every dwelling, building, structure, or private property within the jurisdiction to construct and maintain such dwelling, building, structure, or property in conformance with applicable codes in force within the City or such laws and ordinances which regulate and prohibit activities on private property and which declare it to be a public nuisance to construct or maintain any dwelling, building, structure, or use private property in violation of such codes, laws or ordinances.

Sec. 103-58. Declaration of public nuisance.

Every dwelling, building, or structure within the City which (i) is constructed or maintained in violation of applicable codes in force within the City; (ii) is unfit for human habitation or commercial, industrial, or business use or occupancy due to inadequate provisions for ventilation, light, air, sanitation, or open spaces; (iii) poses an imminent harm to life or other property due to fire, flood, hurricane, tornado, earthquake, storm or other natural

catastrophe; (iv) is vacant and used in the commission of drug crimes; (v) is occupied and used repeatedly for the commission of illegal activities, including facilitating organized crime or criminal enterprises, after written notice to the owner of such activities conducted therein; (vi) is abandoned; or (vii) otherwise constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, is hereby declared a public nuisance. Every private property within the City on which is being regularly conducted any activity or land use in violation of applicable laws and ordinances, including the zoning ordinance of this City, is hereby declared to be a public nuisance. Property which may be deemed esthetically substandard or deteriorating shall not meet the definition of a public nuisance unless the overall condition or use of the property results in impaired health, safety, transmission of disease, infant mortality, or crime.

Sec. 103-59. Powers of city manager or his/her designee.

- (a) In carrying out the duties pursuant to this article, the city manager or his/her designee to whom his/her authority is assigned shall, in addition to those powers otherwise conferred upon or delegated to the city manager by the Charter and other ordinances of the City, be empowered to:
 - (1) Investigate and inspect the condition of dwellings, buildings, structures, and private property within the City to determine those structures and property uses in violation of this article. Entries onto private property shall be made in a manner so as to cause the least possible inconvenience; provided, however, the public officer shall not enter into any occupied dwelling or structure without first having obtained the consent of the owner or a person in possession. In those cases where consent to entry is denied after reasonable request, the public officer may apply to the municipal court for an investigative search warrant upon showing probable cause that a violation exists.
 - (2) To retain experts including certified real estate appraisers, qualified building contractors, and qualified building inspectors, engineers, surveyors, accountants, and attorneys.
 - (3) To appoint and fix the duties of such officers and employees of the City as he/she deems necessary to carry out the purposes of this article; and
 - (4) To delegate any of the functions and powers under this article to such officers, employees and agents as he/she may designate.
- (b) In addition to the procedures set forth in this article, the city manager or his/her designee(s) may issue citations for violations of state minimum standard codes, optional building, fire, life safety and other codes adopted by ordinance, and conditions declared to constitute a public health or safety hazard or general nuisance, and to seek enforcement of such citations before the municipal court prior to issuing a complaint in rem as provided in this article. Nothing in this article shall

be construed to impair or limit in any way the power of the City to define and declare nuisances and to cause their removal or abatement by other summary proceedings.

Sec. 103-60. Complaint in rem in municipal court; procedure; lien; appeal.

- (a) Whenever a request for investigation is filed with the public officer by a public authority or by at least five residents of the municipality charging that any dwelling, building, structure, or property is unfit for human habitation or for commercial, industrial, or business use and not in compliance with applicable codes; is vacant and being used in the commission of drug crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the public officer may make an investigation or inspection of the specific dwelling, building, structure, or property and make a written report of his/her findings. Such officer shall be guided in the investigation by documenting conditions, which include but are not limited to:
 - (1) Defects therein increasing the hazards of fire, accidents, or other calamities;
 - (2) Lack of adequate ventilation, light, or sanitary facilities;
 - (3) Dilapidation;
 - (4) Disrepair by failure to conform to applicable codes and ordinances;
 - (5) Structural defects which render the structure unsafe for human habitation or occupancy;
 - (6) Uncleanliness; or
 - (7) The presence of graffiti which is visible from adjoining public or private property.
- (b) If the public officer's investigation or inspection identifies that any dwelling, building, structure, or property is unfit for human habitation or for commercial, industrial, or business use and not in compliance with applicable codes; is vacant and being used in connection with the commission of drug crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the public officer shall file a complaint in rem in the municipal court of the City against the lot, tract, or parcel of real property on which such dwelling, building, or structure is situated or where such public health hazard or general nuisance exists and shall cause summons and a copy of the complaint to be served on the interested parties in such dwelling, building, or structure. The complaint shall identify the subject real property by appropriate street address and official tax map reference; identify the interested parties; state with particularity the factual basis for the action; and contain a statement of the action sought by the public officer to

abate the alleged nuisance. The summons shall notify the interested parties that a hearing will be held before the municipal court at a date and time certain and at a place within the county or municipality where the property is located. Such hearing shall be held not less than 15 days nor more than 45 days after the filing of said complaint in the proper court. The interested parties shall have the right to file an answer to the complaint and to appear in person or by attorney and offer testimony at the time and place fixed for hearing.

- (c) If, after such notice and hearing, the court determines that the dwelling, building, or structure in question is unfit for human habitation or is unfit for its current commercial, industrial, or business use and not in compliance with applicable codes; is vacant and being used in connection with the commission of drug crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the court shall state, in writing, findings of fact in support of such determination and shall issue and cause to be served upon the interested parties that have answered the complaint or appeared at the hearing an order:
- (1) If the repair, alteration, or improvement of the said dwelling, building, or structure can be made at a reasonable cost in relation to the present value of the dwelling, building, or structure, requiring the owner, within the time specified in the order, to repair, alter, or improve such dwelling, building, or structure so as to bring it into full compliance with the applicable codes relevant to the cited violation; and, if applicable, to secure by closing the structure so that it cannot be used in connection with the commission of drug crimes; or
 - (2) If the repair, alteration, or improvement of the said dwelling, building, or structure in order to bring it into full compliance with applicable codes relevant to the cited violations cannot be made at a reasonable cost in relation to the present value of the dwelling, building, or structure, requiring the owner, within the time specified in the order, to demolish and remove such dwelling, building, or structure and all debris from the property.

For purposes of this section, the court shall make its determination of reasonable cost in relation to the present value of the dwelling, building, or structure without consideration of the value of the land on which the structure is situated; provided, however, that costs of the preparation necessary to repair, alter, or improve a structure may be considered; and, provided further, that if the unsatisfactory condition is limited solely to the presence of graffiti, the dwelling, building or structure shall not be ordered demolished or closed, but its owner may be ordered to repair the same by cleaning or removal of the graffiti. Income and financial status of the owner shall not be a factor in the court's determination. The present value of the structure and the costs of repair, alteration, or improvement may be established by affidavits of real estate appraisers with a Georgia appraiser classification as provided in O.C.G.A. title 43, chapter 39A, qualified building contractors, or

qualified building inspectors without actual testimony presented. Costs of repair, alteration, or improvement of the structure shall be the cost necessary to bring the structure into compliance with the applicable codes relevant to the cited violations.

- (d) If the owner fails to comply with an order to repair or demolish the dwelling, building, or structure, the public officer shall cause such dwelling, building, or structure to be repaired, altered, or improved, or to be vacated and closed, or demolished within 270 days of the expiration of time specified in the order for abatement by the owner. Any time during which such action is prohibited by a court order issued pursuant to subsection (c) of this section or any equitable relief granted by a court of competent jurisdiction shall not be counted toward the 270 days in which such abatement action shall commence. The public officer shall cause to be posted on the main entrance of the building, dwelling, or structure a placard with the following words:

"This building is unfit for human habitation or commercial, industrial, or business use and does not comply with the applicable codes or has been ordered secured to prevent its use in connection with drug crimes or constitutes an endangerment to public health or safety as a result of unsanitary or unsafe conditions. The use or occupation of this building is prohibited and unlawful."

- (e) If the public officer has the structure demolished, reasonable effort shall be made to salvage reusable materials for credit against the cost of demolition. The proceeds of any money received from the sale of salvaged materials shall be used or applied against the cost of the demolition and removal of the structure, and proper records shall be kept showing application of sales proceeds. Any such sale of salvaged materials may be made without the necessity of public advertisement and bid. The public officer and governing authority are relieved of any and all liability resulting from or occasioned by the sale of any such salvaged materials, including, without limitation, defects in such salvaged materials.
- (f) The amount of the cost of demolition, including all court costs, appraisal fees, administrative costs incurred by the tax commissioner, and all other costs necessarily associated with the abatement action, including restoration to grade of the real property after demolition, shall be a lien against the real property upon which such cost was incurred.
- (g) The lien provided for in subsection (e) shall attach to the real property upon the filing of a certified copy of the order requiring repair, closure, or demolition in the office of the clerk of superior court in Lumpkin County and shall relate back to the date of the filing of the lis pendens notice required under subsection (a). The clerk of superior court shall record and index such certified copy of the order in the deed records of the county and enter the lien on the general execution docket. The lien shall be superior to all other liens on the property, except liens for taxes to which the lien shall be inferior, and shall continue in force until paid. After filing a

certified copy of the order with the clerk of superior court, the public officer shall, within 90 days of the completion of repairs, demolition or closure, forward a copy of the order and a final statement of costs to the county tax commissioner.

- (h) It shall be the duty of the county tax commissioner to collect the amount of the lien in conjunction with the collection of ad valorem taxes on the property and to collect the amount of the lien as if it were a real property ad valorem tax, using all methods available for collecting real property ad valorem taxes, including specifically O.C.G.A. § 48-4-75; provided, however, that the limitation of O.C.G.A. § 48-4-78 which requires 12 months of delinquency before commencing a tax foreclosure shall not apply; provided, further, that redemption of property from the lien may be made in accordance with the provisions of O.C.G.A. §§ 48-4-80 and 48-4-81. The tax commissioner may initiate enforcement of liens imposed under this section at any time following receipt of the final determination of costs from the public officer. The unpaid lien amount shall bear interest and penalties from and after the date of final determination of costs in the same amount as applicable to interest and penalties on unpaid real property ad valorem taxes.
- (i) The tax commissioner shall remit the amount collected to the governing authority of the municipality whose ordinance is being enforced. The tax commissioner may retain an amount equal to the cost of administering collection of the lien. Any such amount collected and retained for administration shall be deposited in the general fund of the county to pay the cost of administering the lien.
- (j) The governing authority may waive and release any such lien imposed on property upon the owner of such property entering into a contract with the municipality agreeing to a timetable for rehabilitation of the real property or the dwelling, building, or structure on the property and demonstrating the financial means to accomplish such rehabilitation.
- (k) Review of a court order requiring the repair, alteration, improvement, or demolition of a dwelling, building, or structure shall be by direct appeal to the superior court under the Superior and State Court Appellate Practice Act, O.C.G.A. § 5-3-1 *et seq.*

Sec. 103-61. Service of complaints or orders upon owners and parties in interest.

- (a) Summons and copies of the complaint shall be served in the following manner:
 - (1) In all cases, a copy of the complaint and summons shall be conspicuously posted on the subject dwelling, building, structure, or property within three business days of filing of the complaint and at least 14 days prior to the date of the hearing.
 - (2) At least 14 days prior to the date of the hearing, the public officer shall mail copies of the complaint and summons by certified mail or statutory overnight delivery, return receipt requested, to all interested parties whose

identities and addresses are readily ascertainable. Copies of the complaint and summons shall also be mailed by first-class mail to the property address to the attention of the occupants, if any;

- (3) For interested parties whose mailing address is unknown, a notice stating the date, time, and place of the hearing shall be published in the newspaper in which the sheriff's advertisements appear in such county once a week for two consecutive weeks prior to the hearing; and
 - (4) A notice of lis pendens shall be filed in the office of the clerk of superior court in which the dwelling, building, structure, or property is located at the time of filing the complaint in municipal court.
- (b) The public officer shall cause an affidavit of service to be filed of record in the municipal court prior to the hearing showing compliance with the service requirements of this section. Such affidavit shall constitute a prima facie showing of minimum procedural due process and shall constitute sufficient proof that service was perfected.
- (c) Orders and other filings made subsequent to service of the initial complaint shall be served in the manner provided in this section on every interested party who answers the complaint or appears at the hearing. Any interested party who fails to answer or appear at the hearing shall be deemed to have waived all further notice in the proceedings.

Sec. 103-62. Limitation of liability for code enforcement; no special duty created.

It is the intent of this article to protect the public health, life safety and general welfare of properties and occupiers of buildings and structures within the City in general, but not to create any special duty or relationship with any individual person or to any specified property within or without the boundaries of the City. Approval of a permit and inspection of a property shall in no manner guarantee or warrant to the owner or occupants thereof that said property has been constructed, maintained, or operated in conformance with applicable codes, laws and regulations. The City reserves the right to assert all available immunities and defenses in any action seeking to impose monetary damages upon the City, its officers, employees and agents arising out of any alleged failure or breach of duty or relationship as may now exist or hereafter be created. To the extent any federal or state law, regulation, or ordinance requires compliance as a condition precedent to the issuance of a permit, plan or design approval, inspection or other activity by the City, its officers, employees and agents, issuance of such permit, approval, or inspection shall not be deemed to constitute a waiver or estoppel of the condition precedent, and it shall remain the obligation and responsibility of the owner, his design professional(s), and contractor(s) to satisfy such legal requirements.

Sec. 103-63. General cleanliness of premises.

The owner and occupant of property within the City shall each be independently responsible for keeping the premises, including all buildings thereon and the full yard thereof, clean and free from all garbage, refuse, filth, dirt, ashes, trash, rubbish and other offensive materials.

Sec. 103-64. Disorderly house.

- (a) Any person who keeps and maintains, either by himself, herself, or others, a common, ill-governed and disorderly house, to the encouragement of gaming, drinking, illicit drug activity, or other misbehavior, to the common disturbance of the neighborhood or orderly citizens, shall be guilty of an offense against the City; provided, however, before any person is charged under this subsection, written notice shall be given the owner of the property and the person in possession thereof by the chief of police stating the general, customary and common habits of the house, giving fair notice of this subsection and the conduct proscribed thereby.
- (b) Any person who shall allow any boisterous, noisy, drunken or riotous persons to assemble or remain in their house, apartment or upon their property, after receiving oral notice from a police officer that boisterous, noisy, drunken or carousing activities have caused complaint and annoyance to the common disturbance of the neighborhood or orderly citizens, shall be guilty of the offense of disorderly house; provided, however, no person shall be charged under this subsection unless the owner or person in possession of the premises has been afforded an opportunity to disburse the assembly or offending person from the premises. This subsection shall not preclude a police officer from arresting any individual for criminal trespass where such individual knowingly and without authority remains on private property after being notified by the owner or lawful occupant to depart.

Sec. 103-65. Violations; enforcement penalties.

Any person who willfully refuses to comply with the provisions of this article shall be cited to appear before the municipal court and, upon conviction, shall be fined not less than \$100.00; each day of continued violation, after citation, shall constitute a separate offense. In addition to the foregoing fines, upon conviction, the director shall discontinue the public water supply service at any premises upon which there is found to be a cross-connection, auxiliary intake, by-pass, or inter-connection, and service shall not be restored until such cross-connection, auxiliary, by-pass, or inter-connection has been discontinued.

SECTION TWO

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION THREE

If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

SECTION FOUR

This ordinance shall become effective immediately upon its adoption by the City Council.

Except as modified herein, The Code of the City of Dahlonega, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter. The City Attorney is directed and authorized to direct the codifier to make necessary minor, non-substantive corrections to the provisions of this Code, including but not limited to, the misspelling of words, typographical errors, duplicate pages, incorrect references to state or federal laws, statutes, this Code, or other codes or similar legal or technical sources, and other similar amendments, without necessity of passage of a corrective ordinance or other action of the Mayor and Council. The City Clerk shall, upon the written advice or recommendation of the city attorney and without the necessity of further council action, alter, amend or supplement any non-codified ordinance, resolution or other record filed in his or her office as necessary to effect similar non-substantive changes or revisions and ensure that such public records are correct, complete and accurate.

BE IT ORDAINED by the City Council of Dahlonega, and it is ordained by authority of the same, that if any portion of this Ordinance is for any reason found to be invalid or unconstitutional by the final decision of any tribunal of competent jurisdiction, it is the intention of the City Council of Dahlonega that the remainder of this Ordinance shall be in full force and effect.

So ordained and effective this ____ day of _____ 2026.

SO ORDAINED, this ____ day of _____, 2026

ATTEST:

Sam Norton, Mayor

Rhonda Hansard, City Clerk



REQUEST FOR PROPOSALS (RFP)

Private Golf Cart Shuttle Service

City of Dahlonega, Georgia

1. Introduction

The City of Dahlonega is seeking proposals from qualified private entities to provide a golf cart shuttle service for residents and visitors within the downtown area during designated special events and peak visitation periods, including weekends. The intent of this service is to improve accessibility, reduce vehicle congestion, enhance the visitor experience, and support downtown businesses.

The City intends to enter into an agreement with a qualified operator to provide, operate, and maintain the shuttle service under the terms and conditions outlined in this Request for Proposals (RFP).

2. Project Objectives

The selected contractor shall:

- Provide safe, reliable, and courteous transportation within the City-designated service area.
- Improve pedestrian mobility and parking access during high-demand periods.
- Support downtown businesses, tourism, and special events.
- Operate independently while complying with all City requirements.

3. Scope of Services

The selected proposer shall furnish all labor, vehicles, equipment, insurance, maintenance, licensing, and operational support necessary to provide the shuttle service.

Services shall include, but are not limited to:

A. Operating Schedule

The operator shall provide service during:

- Weekends (minimum Friday through Sunday, unless otherwise approved)
- City-sponsored festivals and special events
- Additional dates as requested by the City

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The proposal shall include:

- Proposed operating days
- Hours of operation
- Staffing plan
- Number of vehicles to be utilized

The City reserves the right to require expanded operating hours during major events.

B. Service Area

The City will establish approved service boundaries.

The shuttle service shall:

- Operate only within City-approved service areas.
- Operate only at City-approved pick-up and drop-off locations.
- Not alter routes or stops without prior written approval from the City.

C. Vehicles

The contractor shall provide street-legal golf carts or similar low-speed vehicles meeting all applicable federal, state, and local requirements.

Vehicles shall:

- Be clean and well maintained.
- Meet ADA accessibility requirements where applicable or provide an approved accommodation plan.
- Pass all required inspections.
- Display any required permits.
- Be capable of handling steep terrain with full capacity.

D. Branding

The selected contractor shall:

- Use City-approved branding and design on all vehicles.
- Maintain a professional appearance consistent with the City's tourism and downtown branding.
- Obtain written approval before applying or modifying graphics.

The City may provide branding standards and design specifications.

E. Fare Structure

To encourage public use, fares shall remain affordable.

The operator shall:

- Operate as a tip-based service **or**
- Charge a low fare approved by the City.

Any fare shall not exceed the maximum amount established by the City.

The operator may not increase fares without written approval.

F. Safety Requirements

The operator shall comply with all applicable laws and regulations.

At a minimum, the operator shall:

- Conduct criminal background checks on all drivers.
- Verify valid driver's licenses.
- Maintain driver training records.
- Enforce zero tolerance for impaired driving.
- Develop written safety procedures.
- Maintain daily vehicle inspection logs.

G. Insurance Requirements

The selected contractor shall maintain insurance throughout the contract term.

Minimum insurance requirements include:

- Commercial General Liability
- Commercial Automobile Liability
- Workers' Compensation (as required by law)
- Employer's Liability
- Umbrella/Excess Liability (if applicable)

Coverage limits shall be established by the City prior to contract execution.

The City of Dahlonga shall be named as an Additional Insured on applicable policies.

Certificates of Insurance shall be provided before operations begin.

H. Driver Standards

Drivers shall:

- Be at least 21 years of age.
- Possess a valid Georgia driver's license.
- Successfully complete background screening.
- Maintain a professional appearance.
- Complete customer service and safety training.
- Comply with all City policies while operating within City limits.

I. Customer Service

The operator shall provide:

- Friendly, professional drivers.
- Safe passenger loading and unloading.
- Complaint response procedures.
- Lost-and-found procedures.
- Emergency contact information.

4. Performance Reporting

The selected contractor shall provide monthly reports including:

- Total ridership
- Number of trips provided
- Operating hours
- Vehicle utilization
- Special event ridership
- Customer complaints
- Safety incidents
- Service interruptions
- Recommendations for operational improvements

The City may request additional reporting as needed.

5. Contractor Responsibilities

The selected contractor shall be responsible for:

- Vehicle procurement
- Fuel or charging costs
- Maintenance
- Repairs
- Staffing
- Licensing
- Insurance
- Marketing (subject to City approval)
- Customer service
- Compliance with all applicable regulations

6. Proposal Requirements

Proposals shall include:

Company Information

- Company history
- Years in business
- Organizational structure
- Contact information

Relevant Experience

Provide descriptions of similar transportation services, including:

- Municipal shuttle operations
- Tourism transportation
- Special event transportation
- Golf cart transportation services

Include client references.

Operations Plan

Describe:

- Fleet size
- Staffing
- Driver recruitment
- Vehicle maintenance
- Safety procedures
- Dispatch procedures
- Operating schedule
- Proposed service area and proposed storage of fleet when not in use.

Financial Proposal

Provide:

- Proposed fare structure
- Revenue model
- Requested City support, if any
- Any additional fees

Insurance

Provide proof of the ability to meet insurance requirements.

7. Evaluation Criteria

Proposals may be evaluated based upon:

Evaluation Criteria	Points
Relevant Experience	25
Operations Plan	25
Safety Program	15
Financial Proposal	15
Customer Service Plan	10

Reporting & Performance Measures 10

Total Possible Score: **100 Points**

8. Contract Term

The City anticipates awarding an initial agreement for a term of one (1) year with the option to renew annually upon satisfactory performance and mutual agreement.

9. City Rights

The City reserves the right to:

- Reject any or all proposals.
- Waive informalities or irregularities.
- Request additional information.
- Interview proposers.
- Negotiate contract terms.
- Cancel this solicitation at any time.
- Award a contract in the best interest of the City.

Submission of a proposal does not obligate the City to award a contract.

10. Proposal Submission

Proposals shall include one electronic copy in PDF format and one printed copy.

Submissions shall be clearly marked:

Golf Cart Shuttle Service Proposal

and delivered to:

City of Dahlonega

Attn: Ariel Alexander, Downtown Development Director
465 Riley Road
Dahlonega, GA 30533

or submitted electronically to the designated City email address by the deadline established by the City.

Late proposals will not be considered.

11. Questions

Downtown Shuttle RFP 7/28/2026

Questions regarding this RFP shall be submitted in writing to the City by the deadline established in the solicitation schedule.

12. Reservation of Rights

The selected operator shall operate as an independent contractor and shall not represent itself as an employee or agent of the City. Approval to operate within the City may be revoked for failure to comply with the contract, City ordinances, safety requirements, or performance standards.



City Council Agenda Memo

DATE: 7/30/2026
TITLE: Acceptance of Summit Drive into City Street System
PRESENTED BY: Allison Martin, City Manager & Mark Buchanan, City Engineer/Public Works Director
PRIORITY Strategic Priority - Infrastructure

AGENDA ITEM DESCRIPTION

Acceptance of Summit Drive into City of Dahlonaga Street System

HISTORY/PAST ACTION

Summit Drive, formerly Old Airport Road, was abandoned by Lumpkin County in 2006 upon petition of the adjacent property owners. The developer of the property at the time Milson Group, petitioned to have the city accept the street from Morrison Moore to the gated entrance to the Summit development as part of the development approval along with other concessions such as no curb and gutter and no turnaround at the gated entrance for public safety. The city records indicate that a portion of the work to accept the road was completed up to acceptance of a letter of credit, but a final vote was not taken by the council as it should have been one year after to verify the condition, require any maintenance, and release the letter of credit via acceptance. The Summit HOA has petitioned to have the street included in the city street system as originally intended. It is unusual for the acceptance of a street when developments are not complete but not unheard of. Should the council approve, each developer working in the area will be required to post a bond to protect the taxpayer's interest in the public street portion. The city would assume the streetlight costs from Morrison Moore to the private gate. The city will not assume maintenance of the entrance sign and associated landscaping. The city will assume ROW maintenance in accordance with our standard operating procedures and schedule. It is important to note that we do not cut all ROW on city streets weekly so residents should understand that ROW may not be maintained to the current standard. As the work was not completed all those years ago it is necessary to obtain survey(s), plats, deeds, etc. to complete the body of work.

FINANCIAL IMPACT

The city will assume the cost of streetlights up to the private gate. City staff will cut the ROW as part of our normal rotation. There will be minimal costs associated with deeds and related filings.

RECOMMENDATION

n/a

SUGGESTED MOTIONS

I make a motion to direct the city attorney, city engineer, and city manager to complete the items necessary to incorporate the portion of Summit Drive from Morrison Moore Parkway to the private gate at The Summit of Dahlonega into the City of Dahlonega's street inventory.

ATTACHMENTS

map

Aerial view of Summit Dr





City Council Agenda Memo

DATE: 7/30/2026
TITLE: Amendment to the Fiscal Year 2027 Budget Calendar
PRESENTED BY: Allison Martin, City Manager
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Amendment to the Fiscal Year 2027 Budget Calendar

HISTORY/PAST ACTION

The council adopted a budget calendar in December of 2025. The city's budget calendar mirrors the county calendar to ensure that our process stays in line and creates efficiency in government operations related to millage setting and tax billing processes. Due to issues in the Tax Commissioner's Office, the county amended their calendar, and it is necessary to amend the city's FY27 budget calendar.

FINANCIAL IMPACT

There is no financial impact related to amending the budget calendar.

RECOMMENDATION

It is the recommendation of staff to amend the calendar.

SUGGESTED MOTIONS

I make a motion to amend the FY27 Budget Calendar for the City of Dahlonega.

ATTACHMENTS

Amended Calendar



CITY OF DAHLONEGA BUDGET CALENDAR

FISCAL YEAR 2027 - amended

- March 2** **Budget Preparation Begins**
Provide capital budget request forms and budget calendar to management
- March 2** **Budget Entry Opened on BS&A Software**
Operational budget requests will be submitted electronically using BS&A financial software – individualized training provided as-needed
- April 20** **Capital Budget Requests Due**
Completed capital budget request forms are due to the finance department
- April 30** **Operational Budget Requests Due**
Department operational budgets should be finalized in BS&A financial software
- May 1-15** **City Manager Budget Request Review**
City Manager Budget Meetings with Department Directors
- May 18-29** **Budget Development by Finance Department**
Prepare personal service budget projections and revenue projections
Prepare draft budget document
- June 15** **City Manager's Budget in Draft Form (WORK SESSION)**
Draft City Manager's Budget
- June 22-25** **Council Budget Workshops**
Council will review the City Manager's Budget
- August 17** **Present City Manager's Proposed Budget**
Present proposed budget at City Council Meeting; place a copy of the Proposed Budget in City Hall and on the City's website for public review
- September 8** **Public Hearing on Proposed Budget**
Public Hearing at Council Meeting (OCGA 36-81-5)
- September 14** **Adoption of Budget Resolution; Establish Millage Rates; Adoption of Rates and Fees; Approval of Budget Contracts (SPECIAL CALLED MTG)**
- October 1** **Fiscal Year Begins**