

**AGENDA**  
**CITY COUNCIL REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Thursday, January 12, 2023**  
**5:00 P.M.**

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1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
  - a. Approve Minutes
    - Regular Meeting held December 5, 2022
    - Executive Session held December 5, 2022
  - b. Approve Rejection of Bids for Main Street Park Improvements
  - c. Approve Amicalola Scenic Byway Letter
  - d. Approve FY 2023 Local Maintenance and Improvement Grant (LMIG)
  - e. Approve and Set Qualifying Fees for the 2023 Municipal Election
  - f. Approve 2023 Dawsonville History Museum Lease
  - g. Approve Annual Preventive Maintenance Contract for Lift Stations
8. Employee Recognition

**PUBLIC HEARING**

9. ZA-C2300046: Eastwood Homes of Georgia, LLC has petitioned a change of zoning condition for TMP 082 021; Located at 592 Hwy 53 West, with a city zoning of RPC (Residential Planned Community). Applicant is requesting a removal stipulation 1a and 1b of ZA-C900004 pertaining to Housing for Older Persons Act (fifty-five (55) years of age or older). Public Hearing Dates: Planning Commission on November 14, 2022, and City Council on December 5, 2022. City Council for a decision on December 19, 2022. **City Council postponed the public hearing until Thursday, January 12, 2023.**

**BUSINESS**

10. CU-0322018: Request for Extension of Expired Conditional Use Permit
11. Bid – Vehicle Purchases
12. Resolution No. R2023-01: Funds for Historic Resource Survey
13. Modification Request for Museum Entrance
14. 2022 Dawsonville History Museum Annual Report

**STAFF REPORTS**

15. Bob Bolz, City Manager
16. Robin Gazaway, Finance Administrator

**EXECUTIVE SESSION, IF NEEDED**

**ADJOURNMENT**

***The next scheduled City Council meeting is Monday, February 6, 2023***

*Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.*



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7

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SUBJECT: CONSENT AGENDA

CITY COUNCIL MEETING DATE: 01/12/2023

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PURPOSE FOR REQUEST:

**CONSIDERATION AND APPROVAL OF ITEMS BELOW; SEE ATTACHED SUPPORTING DOCUMENTS**

- a. **Approve Minutes**
    - **Regular Meeting held December 5, 2022**
    - **Executive Session held December 5, 2022**
  - b. **Approve Rejection of Bids for Main Street Park Improvements**
  - c. **Approve Amicalola Scenic Byway Letter**
  - d. **Approve FY 2023 Local Maintenance and Improvement Grant (LMIG)**
  - e. **Approve and Set Qualifying Fees for the 2023 Municipal Election**
  - f. **Approve 2023 Dawsonville History Museum Lease**
  - g. **Approve Annual Preventive Maintenance Contract for Lift Stations**
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DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7a

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SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 01/12/2023

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BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from:      Annual Budget      Capital Budget Other     

Budget Amendment Request from Reserve:      Enterprise Fund      General Fund

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PURPOSE FOR REQUEST:

**TO APPROVE THE MINUTES FROM:**

- **REGULAR MEETING HELD DECEMBER 5, 2022**
  - **EXECUTIVE SESSION HELD DECEMBER 5, 2022**
- 

HISTORY/ FACTS / ISSUES:

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OPTIONS:

**AMEND OR APPROVE AS PRESENTED**

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Beverly Banister, City Clerk

**MINUTES**  
**CITY COUNCIL REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, December 5, 2022**  
**5:00 P.M.**

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1. **CALL TO ORDER:** Mayor Eason called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember John Walden, Councilmember Mark French, Councilmember Caleb Phillips, Councilmember William Illg, City Attorney Kevin Tallant, City Manager Bob Bolz, Deputy City Clerk Tracy Smith, Public Works Director Trampas Hansard, Utilities Operations Manager Jacob Barr, Finance Administrator Robin Gazaway, Planning Director Harmit Bedi and Director of Downtown Development Amanda Edmondson.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember French.
4. **ANNOUNCEMENTS:** Mayor Eason announced the General Election runoff is tomorrow, December 6, 2022 and encourages everyone to get out and vote. Councilmember Walden announced that Mayor Eason was awarded with the 2022 Elected Official of the Year by the Georgia Mountain Regional Commission.
5. **CONSIDERATION OF CANCELLING DECEMBER 19, 2022 CITY COUNCIL MEETING:** Motion to cancel the December 19, 2022 City Council meeting made by W. Illg; second by M. French. Vote carried unanimously in favor.
6. **APPROVAL OF THE AGENDA:** Motion to amend the agenda to add item #10b Planning Commission Appointment and to move item #14 to item #22 which will be heard after the Executive Session made by J. Walden; second by C. Phillips. Vote carried unanimously in favor.  
  
Motion to approve the agenda as amended made by W. Illg; second by J. Walden. Vote carried unanimously in favor.
7. **PUBLIC INPUT:** Cheryl Wood, 222 Katydid Lane, Murrayville, GA – She is the owner of Dawsonville Moonshine Distillery and she expressed her confusion about not being on the agenda for her lease renewal and finding out a draft lease was developed for another business. She also stated she received notification from the City regarding the non-renewal of her lease. She further stated she was hoping she could sell the business and needed more time to find a buyer and to move out.
8. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a - f) made by M. French; second by J. Walden. Vote carried unanimously in favor.
  - a. Approve Minutes
    - Regular Meeting held November 7, 2022
  - b. Approve Reappointment of Board Members to the Dawsonville History Museum Board
    - Gordon Pirkle: Term: 01/01/2023 – 12/31/2025
    - David Sosebee: Term: 01/01/2023 – 12/31/2025
    - Cody Dinsmore: Term: 01/01/2023 – 12/31/2025
  - c. Approve 2023 Mayor and Council Board Designations and Compensation
    - Compensation of one meeting per month as designated below when attended:**
      - Planning Commission – Caleb Phillips
      - Historic Preservation Commission – Mark French
      - Downtown Development Authority – William Illg
      - Family Connection – John Walden
      - Board of Health – Mark French
      - Animal Control Board – Caleb Phillips
      - Chamber of Commerce – Mayor or Mayor Pro-Tem
      - Dawsonville History Museum – Mayor or Mayor Pro-Tem
      - GMA – Mayor or Mayor Pro-Tem
      - GMRC – Mayor or Mayor Pro-Tem
  - d. Approve 2023 Appointment of Municipal Court Judge Ronald Reemsnyder and Agreement
  - e. Approve Intergovernmental Agreement with Dawson County – 2023 Elections

**MINUTES**  
**CITY COUNCIL REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, December 5, 2022**  
**5:00 P.M.**

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f. Approve 2023 Professional Services

- City Attorney – Miles, Hansford & Tallant, LLC
- Auditor – Alexander, Almand and Bangs, LLP
- Engineer – Turnipseed Engineers, Inc.
- Secondary Engineer – Civil Engineering Consultants, Inc.
- City Solicitor – Jonah Howell
- Testing of Wastewater – Environmental Management Services
- Geologist – A&S Environmental Services
- Repair/Installation of Water and Sewer Infrastructure – Townley Construction
- Airport Consulting Engineering Services – Lead Edge Design Group
- Long Term Water Quality Monitoring – Vanasse Hangen Bustlin, Inc.

**9. EMPLOYEE RECOGNITION:** The Mayor and Council awarded the October 2022 Employee of the Month Award to Clay Moss and the November 2022 Employee of the Month Award to Sara Beacham. Sara Beacham received a service award for fourteen years; Stacy Harris received a service award for five years; John Tatum received a service award for one year and Bob Bolz received a service award for six years.

**10. HISTORIC PRESERVATION COMMISSION APPOINTMENT:** Motion to approve William Turner to the Historic Preservation Commission for a three-year term, 01/01/2023 – 12/31/2024 made by M. French; second by W. Illg. Vote carried unanimously in favor.

**10b. PLANNING COMMISSION APPOINTMENT:** Motion to approve Alexis Noggle to fill the unexpired term of Matt Fallstrom through 12/31/2025 as the Post 1 Planning Commission member made by J. Walden; second by W. Illg. Vote carried unanimously in favor.

#### **PUBLIC HEARING**

**11. ZA-C2300046:** Eastwood Homes of Georgia, LLC has petitioned a change of zoning condition for TMP 082 021; Located at 592 Hwy 53 West, with a city zoning of RPC (Residential Planned Community). Applicant is requesting a removal stipulation 1a and 1b of ZA-C900004 pertaining to Housing for Older Persons Act (fifty-five (55) years of age or older). Public Hearing Dates: Planning Commission on November 14, 2022, and City Council on December 5, 2022. City Council for a decision on December 19, 2022.

Motion to postpone this item to the January 12, 2023 City Council meeting made by C. Phillips; second by J. Walden. Councilmember Phillips stated the Planning Commission postponed the item; the City will hear it once the Planning Commission hears the item and provides their recommendation. Vote carried unanimously in favor.

#### **BUSINESS**

**12. FY 2021-2022 AUDIT PRESENTATION AND APPROVAL:** Bryan St. Pierre, CPA from Alexander, Almand & Bangs, presented the audit report of the City's financial statements of the governmental activities for the fiscal year July 1, 2021 through June 30, 2022. The City received a clean opinion of the financial statements.

Motion to approve the financial statements as presented made by M. French; second by C. Phillips. Vote carried unanimously in favor.

**13. ETOWAH MASONIC LODGE – RECOGNITION OF CITY PARTICIPATING IN THE VETERAN FLAG PROGRAM:** Lanier Swafford provided a brief overview of the Veteran Flag Program and its importance. He shared his gratitude for the City staff who took over the process of putting up the flags throughout the City on Memorial Day, Independence Day and Veteran's Day. He presented a plaque to the City in appreciation of their commitment to support this program.

**14. MOVED TO ITEM #22 AFTER EXECUTIVE SESSION**

**MINUTES**  
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**5:00 P.M.**

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15. **RENEWAL OF 2023 VAPE LICENSES:** Motion to approve the 2023 Vape Licenses as presented made by M. French; second by J. Walden. Vote carried unanimously in favor.
16. **SUPPORT OF GEORGIA HIGHLANDS MEDICAL SERVICES LETTER:** Motion to approve the support letter and execution by the Mayor for the Georgia Highlands Medical Services made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.
17. **BID SELECTION: NICHE COLUMBARIUM:** Motion to approve the purchase of two (2) units from Dawsonville Monuments for a total of \$21,000.00 plus \$1,450.00 for delivery to be paid out of the Memorial Gardens Cemetery Fund made by C. Phillips; second by M. French. Vote carried unanimously in favor.
18. **BID SELECTION: WATER SUPPLY WELL #112:** Motion to approve Resolution #R2022-08 to award the bid for the drilling and testing of Water Supply Well #112 to Prime Pump and Well, Inc. in the amount of \$79,650.00 to be paid out of the FY 2023 Capital Enterprise budget made by J. Walden; second by C. Phillips. Vote carried unanimously in favor. (Exhibit "A")
19. **2023 MAYOR PRO TEMPORE APPOINTMENT:** Motion to reappoint John Walden as the 2023 Mayor Pro Tempore made by W. Illg; second by C. Phillips. Vote carried three in favor (Illg, Phillips, French) with one abstained (Walden).

#### **STAFF REPORTS**

20. **BOB BOLZ, CITY MANAGER:** City Manager Bolz provided his report in the agenda packet and reported to Council the Water Meter Replacement project is complete and stated they have already been able to contact nineteen customers who had leaks. He also said the leak adjustment for the previous month \$1,076.00.
21. **ROBIN GAZAWAY, FINANCE ADMINISTRATOR:** Finance Director Gazaway presented the financial reports representing fund balances and activity provided through November 30, 2022. She noted the reports show the City going into the fund balance, however, that was due to the expense of the ambulance purchased for Dawson County in the amount of \$373,027.00 according to the LOST agreement. She also wanted to point out they have given Appalachian Armory a grant of \$25,000.00 through the DDA and a façade grant in the amount of \$1,300.00 through the HPC.

#### **EXECUTIVE SESSION**

At 5:53 p.m. a motion to close regular session and go into executive session for potential/pending litigation and real property was made by J. Walden; second by M. French. Vote carried unanimously in favor.

At 6:41 p.m. a motion to close executive session was made by W. Illg; second by M. French. Vote carried unanimously in favor.

Motion to resume regular session was made by M. French; second by W. Illg. Vote carried unanimously in favor.

#### **22. 2023 CITY OF DAWSONVILLE MUNICIPAL PROPERTY LEASES:**

- **DAWSONVILLE HISTORY MUSEUM:** Motion to table the lease for the Dawsonville History Museum to the January 12, 2023 City Council meeting made by M. French; second by J. Walden. Vote carried unanimously in favor.
- **DAWSONVILLE DISTILLING COMPANY, LLC:** Motion to approve the draft of the lease for the Dawsonville Distilling Company, LLC and send to the potential tenant made by W. Illg; second by J. Walden. Vote carried unanimously in favor.
- **224 FLAT CREEK (RESIDENTIAL PROPERTY):** No action needed; lease has a provision for autorenewal up to two terms.

**MINUTES**  
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**Monday, December 5, 2022**  
**5:00 P.M.**

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**ADJOURNMENT:**

At 6:45 p.m. a motion to adjourn the meeting was made by J. Walden; second by C. Phillips. Vote carried unanimously in favor.

***Approved this 12<sup>th</sup> day of January 2023***

By: CITY OF DAWSONVILLE

\_\_\_\_\_  
Mike Eason, Mayor

\_\_\_\_\_  
Caleb Phillips, Councilmember Post 1

\_\_\_\_\_  
William Illg, Councilmember Post 2

\_\_\_\_\_  
John Walden, Councilmember Post 3

\_\_\_\_\_  
Mark French, Councilmember Post 4

Attest: \_\_\_\_\_  
Beverly A. Banister, City Clerk

STATE OF GEORGIA  
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor Michael Eason, Councilmember John Walden, Councilmember Caleb Phillips, Councilmember William Illg, and Councilmember Mark French; being duly sworn, state under oath that the following is true and accurate to the best of their knowledge and belief:

1. The City of Dawsonville Council met in a duly advertised meeting on December 5, 2022.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 553 p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)

Consultation with the City Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the City or any officer or employee or in which the City or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

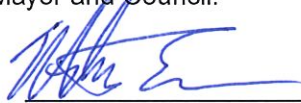
Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and \_\_\_\_\_;

Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);

Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

Other \_\_\_\_\_ as provided in: \_\_\_\_\_.

This 5<sup>th</sup> day of December; By the City of Dawsonville, Mayor and Council:

  
Mike Eason, Mayor

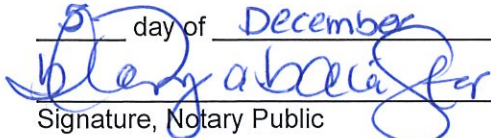
  
Caleb Phillips, Councilmember Post #1

  
William Illg, Councilmember Post #2

  
John Walden, Councilmember Post #3

  
Mark French, Councilmember Post #4

Sworn to and subscribed before me this 5 day of December, 2022.

  
Signature, Notary Public

My Commission expires: 2/18, 2024





**RESOLUTION R2022-08**

**A RESOLUTION OF THE CITY OF DAWSONVILLE  
TO AWARD A CONTRACT CONCERNING THE WATER SUPPLY WELL**

**WHEREAS** bids were received by the City of Dawsonville November 15, 2022, for the Water Supply Well, and

**WHEREAS** the sole, responsible, responsive bidder is Prime Pump and Well, Inc. of Dahlonega, Georgia with a bid in the amount of \$79,650.00, and


**WHEREAS** the sole bidder, Prime Pump and Well, Inc., appears to have the necessary financial and technical ability to complete the project,

**BE IT THEREFORE** resolved the City of Dawsonville hereby makes contract award of the construction contract to the sole bidder, Prime Pump and Well, Inc. of Dahlonega, Georgia, in the amount of \$79,650.00.

**THIS RESOLUTION** was passed by a vote of 4 to 0 at a regular meeting of the Mayor and Council on December 5, 2022.

**MAYOR AND DAWSONVILLE CITY COUNCIL**

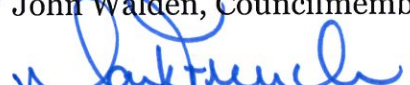
By:

  
\_\_\_\_\_  
Mike Eason, Mayor

  
\_\_\_\_\_  
Caleb Phillips, Councilmember Post 1

  
\_\_\_\_\_  
William Ilg, Councilmember Post 2

  
\_\_\_\_\_  
John Walden, Councilmember Post 3

  
\_\_\_\_\_  
Mark French, Councilmember Post 4

ATTEST:

  
\_\_\_\_\_  
Beverly A. Banister, City Clerk





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7b

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SUBJECT: **APPROVE REJECTION OF BIDS FOR MAIN STREET PARK IMPROVEMENTS**

CITY COUNCIL MEETING DATE: 01/12/2023

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BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from:      Annual Budget      Capital Budget      Other     

Budget Amendment Request from Reserve:      Enterprise Fund      General Fund

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PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL TO REJECT ALL BIDS RECEIVED FOR MAIN STREET PARK IMPROVEMENTS (GRADING FOR THE PLACEMENT OF PICKLEBALL & BASKETBALL COURTS)**

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HISTORY/ FACTS / ISSUES:

**BID OPENING: DECEMBER 6, 2022 – TWO BIDS RECEIVED**

- **TRI SCAPES, INC. - \$134,250.00**
  - **TOWNLEY CONSTRUCTION COMPANY, INC. - \$186,370.00**
- 

OPTIONS:

**STAFF RECOMMENDS REJECTING ALL BIDS AND RE-BID FOR THE PROJECT**

**COST CAME IN TOO HIGH**

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Trampas Hansard, Public Works Director



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7c

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SUBJECT: APPROVE AMICALOLA SCENIC BYWAY LETTER

CITY COUNCIL MEETING DATE: 01/12/2023

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BUDGET INFORMATION: GL ACCOUNT # N/A

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

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PURPOSE FOR REQUEST:

**APPROVAL AND SUPPORT OF A LETTER STATING IN SUMMARY: THAT WITHIN THE HPC DISTRICT ONLY, INDIVIDUAL ACKNOWLEDGMENT OF THE ASB BILLBOARD RESTRICTION IS REDUNDANT / UNECESSARY, AS SUPERSEDED BY THE HPC ORDINANCE ALREADY ENFORCED.**

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HISTORY/ FACTS / ISSUES:

- THE PROPOSED AMICALOLA SCENIC BYWAY PROJECT IS IN THE PROCESS OF DRAFTING A COORIDOR MANAGEMENT PLAN FOR FINAL GDOT REVIEW.
  - THE MAJORITY OF THE ASB IS WITHIN DAWSON COUNTY.
  - COUNCIL PROVIDED A RESOLUTION OF SUPPORT FOR THE PROJECT NOV 2021.
  - LETTER WOULD BE SUBMITTED TO GDOT AS A PART OF THE CMP APPROVAL PROCESS IN PLACE OF INDIVIDUAL ACKNOWLEDGMENTS OF THE BILLBOARD RESTRICTION (WITHIN THE HPC DISTRICT AREA ONLY), CARE OF THE ASB PROJECT MANAGER JANET COCHRAN OF THE GEORGIA RURAL CENTER.
- 

OPTIONS:

**APPROVE, DENY, AMEND OR REQUEST MORE INFORMATION**

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STAFF RECOMMENDATION:

**APPROVE AND SUPPORT THIS LETTER TO BE SUBMITTED TO JANET COCHRAN TO BE INCLUDE WITH THE PROPOSED COORIDOR MANAGEMENT PLAN.**

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REQUESTED BY: Amanda Edmondson, Director of Downtown Development

415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
Fax (706) 265-4214  
www.dawsonville-ga.gov

November 30, 2022

The Georgia Department of Transportation, Office of Planning  
One Georgia Center  
600 West Peachtree Street NW, 5th Floor  
Atlanta, GA 30308

C/O Janel Cochran, Project Manager  
The Georgia Center for Rural Prosperity & Innovation  
Abraham Baldwin Agricultural College  
142 River Terrace, Ellijay, GA 30540

RE: Amicalola Falls Scenic Byway

This letter is in support of the Proposed Amicalola Falls Scenic Byway travels mainly on state highways including sections of GA Highway 52, 183, 53, 136 and as well as portions of local roads including Bailey Waters Road, Clear Creek Road, Yukon Road, Jones Mountain Road and Burnt Mountain Road. The proposed scenic byway passes through the City of Dawsonville as shown on the map. Interestingly, the scenic byway passes through the City's Historic District / Downtown area. The City is excited about the array of benefits this project will bring to the Dawsonville community.

In support of the GA DOT's restrictions of no new billboards along the scenic byway, the City's Code, Article III. – Historical District and Urban Redevelopment Plan Area Sign Regulations Section 105-75 (2) – Types of Signs Prohibited:

“Off-premises freestanding signs and billboards. A permanent outdoor sign which directs attention to a building, profession, product, service, industry, entertainment, or other activity not conducted, sold, or offered on the premises upon which the sign is located or to which it is affixed.”

The Historic Preservation District Ordinance requires a design review process according to the Historic District Design Guidelines certifying “Appropriateness” prior to issuing a building or sign permit. The overlapping intents of the Historic Preservation District, Amicalola Falls Scenic Byway's design, and GA DOT's billboard restrictive policy make additional approval withing the District redundant. Furthermore, there are no intentions or indication to amend or remove

this section or allow billboards along the proposed scenic byway corridor along the route within the City of Dawsonville.

Any inquiry or further explanation is welcome  
Kind Regards,

Harmit Bedi, AICP

cc: Mayor and City Council  
Bob Bolz, City Manager, City of Dawsonville  
Amanda Edmondson, Director of Downtown Development  
Historic Preservation Commission  
Downtown Development Authority  
File



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7d

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SUBJECT: APPROVE FY 2023 LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG)

CITY COUNCIL MEETING DATE: 01/12/2023

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

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PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL OF THE FY 2023 LMIG APPLICATION TO SOIL CEMENT, REPAVE AND REPAIR SIDEWALKS ON MAPLE STREET SOUTH AND TO APPROVE THE 30% MATCH OF \$11,096.59.**

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HISTORY/ FACTS / ISSUES:

- **FY 2023 LMIG FUNDING, INCLUDING 30% MATCH IS \$48,085.23**
- **30% MATCH OF \$11,096.59 IS BUDGETED IN THE FY 2023 SPLOST BUDGET**
- **TOTAL PROJECT COST IS APPROXIMATELY \$500,000**
- **THE FUNDS WILL BE COMBINED WITH FUTURE LMIG FUNDS TO SUPPORT THIS PROJECT**

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

**STAFF RECOMMENDS APPROVAL AS PRESENTED**

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REQUESTED BY: Trampas Hansard, Public Works Director

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL  
MAINTENANCE & IMPROVEMENT GRANT (LMIG)  
APPLICATION FOR FISCAL YEAR 20\_\_\_\_  
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.**

**LOCAL GOVERNMENT INFORMATION**

Date of Application: \_\_\_\_\_

Name of local government: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person and Title: \_\_\_\_\_

Contact Person's Phone Number: \_\_\_\_\_

Contact Person's Fax Number: \_\_\_\_\_

Contact Person's Email: \_\_\_\_\_

Is the Priority List attached?

**LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION**

I, \_\_\_\_\_ (Name), the \_\_\_\_\_ (Title), on behalf of \_\_\_\_\_ (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act of 1989 (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), and the Local Government Budgets and Audits Act (O.C.G.A. 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment ACT (TIA).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL  
MAINTENANCE & IMPROVEMENT GRANT (LMIG)  
APPLICATION FOR FISCAL YEAR 20\_\_**

**LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION**

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a roadway or bridge shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department’s Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

\_\_\_\_\_  
E-Verify Number

\_\_\_\_\_(Signature)

Sworn to and subscribed before me,

\_\_\_\_\_(Print)

This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mayor / Commission Chairperson

In the presence of:

\_\_\_\_\_(Date)

NOTARY PUBLIC

LOCAL GOVERNMENT SEAL:

\_\_\_\_\_  
My Commission Expires:

NOTARY SEAL:





January 12, 2023

GDOT Gainesville District 1 Office  
Attn: Charles R. Arnhart  
1475 Jesse Jewell Pkwy NE  
Suite 100  
Gainesville, GA 30501

Dear Mr. Arnhart:

The City of Dawsonville has completed the application for the FY 2023 LMIG Program. The project that the City Council has approved is to soil cement, repave and repair the sidewalk on Maple Street South (approximately .62 miles), starting at Route 53 and ending at the end of Maple Street South. This project is anticipated to cost \$500,000.00 and is intended to start in FY 2024. We respectfully request to rollover the FY 2023 funding to combine with future funding for this project.

The status our LMIG funding for the last two (2) fiscal years is as follows:

- FY 2021 & FY 2022 – Combined funding; 100% complete. Statement of Final Project Expenditures has been submitted.

Please do not hesitate to contact the office if anything further is required.

Sincerely,

Mike Eason  
Mayor

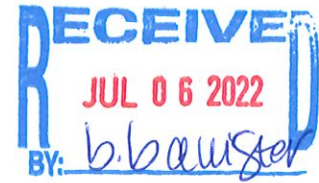
ME:bab



**Russell R. McMurry, P.E., Commissioner**  
One Georgia Center  
600 West Peachtree Street, NW  
Atlanta, GA 30308  
(404) 631-1000 Main Office

June 29, 2022

Mike Eason, Mayor  
City of Dawsonville  
415 Hwy 53 East, Suite 100  
Dawsonville, Georgia 30534-4017



**RE: Fiscal Year 2023 Local Maintenance & Improvement Grant (LMIG) Program**

Dear Mayor Eason:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2023 LMIG Program in July 2022. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2023 LMIG Application, please visit the Department's website at [www.dot.ga.gov/PS/Local/LMIG](http://www.dot.ga.gov/PS/Local/LMIG). This site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and to the General Guidelines and Rules and other pertinent reports. The project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator, **Shane Giles**, at **770-533-8491** for assistance with the online application process.

For an application to be processed, the following requirements must be met:

- A local government must be in Department of Audits and Accounts (DOAA) and Department of Community Affairs (DCA) audit compliance.
- A signed cover letter must be attached and include a completion status of the last three fiscal years' LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- A local government must provide their District State Aid Coordinator with a Statement of Financial Expenditures form and invoiced for Fiscal Year 2020 projects and all other prior years unless previously approved to combine funding for Fiscal Years 2020, 2021, and 2022. The forms can be attached in the LMIG Application System if they have not already been provided to your District State Aid Coordinator.

**All electronic LMIG applications must be received no later than February 1, 2023.** Failure to submit applications by the deadline might result in a forfeiture of funds.

Your formula amount for the Fiscal Year 2023 Program is **\$36,988.64** and your local match is **30%**. Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d).

If you have any questions regarding the LMIG Program, please contact the Local Grants Office in Atlanta at (404) 347-0240 or email questions to [LocalGrantsProgram@dot.ga.gov](mailto:LocalGrantsProgram@dot.ga.gov).

Sincerely,

Bill Wright  
Local Grants Administrator

cc: The Honorable Steve Gooch, Georgia State Senate  
The Honorable Will Wade, Georgia House of Representatives  
The Honorable Emily Dunn, State Transportation Board  
Kelvin Mullins, District Engineer  
Shane Giles, District State Aid Coordinator



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7e

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SUBJECT: APPROVE AND SET QUALIFYING FEES FOR THE 2023 MUNICIPAL ELECTION

CITY COUNCIL MEETING DATE: 01/12/2023

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO SET THE QUALIFYING FEE FOR MAYOR, COUNCILMEMBER POST #1 AND POST #3 FOR THE 2023 ELECTION**

- **MAYOR QUALIFYING FEE IS \$417.00**
- **COUNCILMEMBER QUALIFYING FEE IS \$227.00**

---

HISTORY/ FACTS / ISSUES:

**QUALIFYING FEES ARE REQUIRED BY O.C.G.A. § 21-2-131 (1)(A) TO BE SET AND PUBLISHED PRIOR TO FEBRUARY 1 AND CALCULATED USING 3% OF PRIOR YEAR GROSS SALARIES**

**THE ACTUAL DAYS AND HOURS OF THE QUALIFYING PERIOD WILL BE SET BY THE ELECTIONS SUPERINTENDENT BUT WILL OCCUR DURING THE WEEK OF AUGUST 21, 2023**

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OPTIONS:

**APPROVE, AMEND, DENY**

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Beverly Banister, City Clerk



## PUBLIC NOTICE

### State of Georgia City of Dawsonville

Pursuant to state law, O.C.G.A. § 21-2-131 (1)(A), the following qualifying fees were set by the City of Dawsonville Mayor and Council during the regular City Council Meeting held on January 12, 2023 for the following offices to be elected in 2023:

Mayor	\$ 417.00
Council Member Post 1	\$ 227.00
Council Member Post 3	\$ 227.00

Qualifying dates and times for the General Election for the offices listed above will be announced at a later date.

The General Election for Mayor, Council Member Post #1 and Council Member Post #3 will be held on November 7, 2023.



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7f

---

SUBJECT: APPROVE 2023 DAWSONVILLE HISTORY MUSUEM LEASE

CITY COUNCIL MEETING DATE: 01/12/2023

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL FOR THE 2023 DAWSONVILLE HISTORY MUSEUM LEASE**

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HISTORY/ FACTS / ISSUES:

- **LEASE INCLUDES AN INCREASE TO \$1,000.00 PER MONTH FOR BASE RENT; ALL OTHER ASPECTS OF THE LEASE REMAIN THE SAME**
- 

OPTIONS:

**APPROVE AS PRESENTED**

---

RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Bob Bolz, City Manager

## LEASE AGREEMENT

This Lease agreement (“Lease”) is entered into effective the **1st day of January, 2023** by and between **THE CITY OF DAWSONVILLE**, a Georgia municipal corporation, whose address is 415 Hwy. 53 East, Suite 100, Dawsonville, Georgia 30534 (“Lessor”) and **DAWSONVILLE HISTORY MUSEUM, INC.**, a Georgia non-profit corporation d/b/a Georgia Racing Hall of Fame, (“Lessee”), whose address is 415 Hwy. 53 East, Suite 110, Dawsonville, Georgia 30534.

### **WITNESSETH:**

WHEREAS, the Lessor owns and operates certain property and facilities (“Premises”) located at 415 Hwy. 53 East, Dawsonville, Georgia 30534, which is known as the City Hall/Dawsonville Municipal Complex; and

WHEREAS, the Premises includes several tenant spaces, including a museum and a retail/manufacturing space, of which the museum space is available for lease and suitable for Lessee’s use; and

WHEREAS, the Lessor desires to lease the museum space, as fully depicted in Exhibit “A” attached hereto and fully incorporated herein (“Museum Space”), to Lessee for the operation by Lessee of the Georgia Racing Hall of Fame, which will be in general open to the public, pursuant to the terms and conditions of the City Lease.

**NOW THEREFORE**, for and in consideration of the mutual covenants and obligations set forth herein and in consideration of One Dollar (\$1.00) and other good and valuable consideration mutually exchanged this date between parties hereto, the receipt and adequacy of which is hereby acknowledged, the parties hereby agree as follows:

- 1. Premises and Use.** Lessee shall be permitted to occupy and utilize the areas of

the Premises depicted in Exhibit A, otherwise known as the Museum Space, for the purpose of operating the Georgia Racing Hall of Fame Museum, which shall be open to the public and maintain business hours as deemed appropriate by Lessee, so long as, such operations do not materially interfere with the business and operations of the City of Dawsonville. Notwithstanding anything to the contrary herein, the Lessor shall be permitted at no cost to Lessor to use the Alleyway, Men's and Women's Bathrooms and the Conference Room depicted upon Exhibit A for City sponsored events so long as said use does not materially interfere with the Lessee's reasonable use of these areas. If grant funding becomes available, the parties agree to negotiate in good faith to (a) increase the leased space to the Lessee, and (b) account for any loss in income occasioned by the City as a result of the necessary modifications of other leases.

**2. Lease Term.** This Lease shall commence on January 1, 2023, for the period of twelve months ("Lease Term") terminating on December 31, 2023. The Lease Term is NOT subject to an automatic renewal.

**3. Rent.** Lessee covenants and agrees to pay Lessor a rent amount as rent for the Museum Space during the Lease Term which will be as follows:

A. Lessee will pay to Lessor Base Rent in the amount of \$1,000.00 (One Thousand and no/100 dollars) per month for the Museum Space. Rent will be due and payable by the 5<sup>th</sup> day of every month, and if not actually received by the City by the 10<sup>th</sup> of the month the rental payment shall be late. For any late payment received after the 10<sup>th</sup> of the month Lessee shall pay to the City a 5% penalty. Penalty payment shall be due immediately and must be included with payment of past due rent.

B. Lessee will pay to Lessor Percentage Rent in such amount as is determined by



subtracting the cost of retail purchases and donations from gross receipts from museum operations and multiplying that difference by 15% (fifteen percent). Percentage rent is capped each year at the amount that is paid by the City to an independent contractor for the purpose of providing management to the Dawsonville History Museum, plus the cost of any liability insurance coverage for such person. Percentage rent may be summarized by the following formula:

$$(Gross Receipts - (Cost of Retail Purchases + Donations)) * 15\% = Percentage Rent$$

Cost of retail purchases shall mean the funds expended by Lessee for products which Lessee resells in order to generate revenue including memorabilia, souvenirs, clothing, hats, and similar such items.

C. The payments referred to in Paragraph 4, Subparagraphs A and B shall be collectively referred to as "Rent." Rent will be due and payable by the 5th day of every month, and if not actually received by the City by the 10th of the month the rental payment shall be late. For any late payment received after the 10th of the month Lessee shall pay to the City a 5% penalty. Penalty payment shall be due immediately and must be included with payment of past due rent.

**4. Parking.** Lessee and its employees shall have the right to use the public parking spaces or parking areas near or adjacent to the City Hall/Dawsonville Municipal Complex. All such parking shall be on a nonexclusive, non-assigned basis. Lessee shall not use or permit its employees or invitees to use any spaces which have been specifically reserved by Lessor to other tenants or for such other uses as have been designated as being restricted to certain uses. Lessee shall at all times comply and cause its employees and invitees to comply with any parking rules and regulations as Lessor may from time to time

reasonably adopt. At no time will Lessee or its employees use any parking spaces for storage or containers of any type or description. At no time will Lessee, its employees, or its customers use areas not specifically designated for parking as parking spots or areas, or for storage. Lessor assumes no liability or risk for any damage that may occur to the vehicles or other property of Lessee, its employees, customers or others in any parking area or common area.

**5. Storage, Store Fronts, and Unpermitted Uses/Activities.** Lessee agrees to maintain the Museum Space in a clean condition. Lessee agrees to not use the Museum Space as a long-term storage facility for items, except in areas specifically designated for the purpose of storage, such as closets. Notwithstanding the foregoing, Lessee shall have the right to store items necessary for the proper operation of the Museum for a period of time not to exceed three (3) business days. However, such storage shall not impede, obstruct, or in any way interfere with the normal operations of the City and/or any other tenants or visitors to the Premises. At no time will Lessee store any item that is unnecessary for the proper operation of its business within the Museum Space or the parking area.

**6. Insurance and other charges.** Lessee agrees to and shall pay for general liability insurance and shall name the Lessor as certificate holder or additional insured under the policy of insurance. Lessee shall keep the general liability policy in full force and affect for the full Lease Term with coverage in the amount of at least \$1 million per person / \$2 million per occurrence. Lessee is responsible for all other forms of insurance (i.e. workers comp, etc.) as may be required by law, except as may be expressly assumed by Lessor in writing. Before holding any events where alcohol is sold or otherwise provided to attendees, whether or not it is an event of Lessee or some third party, Lessee

shall provide or cause a third party to provide a “liquor liability policy” which policy shall likewise name the City as an additional insured, and which shall have coverage limits commensurate with this paragraph.

7. **Improvements.** To the extent Lessee desires to modify, change or improve the Museum Space for Lessee’s intended use, all such costs shall be borne by Lessee, and no such costs shall be the responsibility of Lessor. Any plans for modifications or improvements must be presented to and approved in writing by Lessor prior to initiation of any change, modification or construction.

*City Manager or his designee must preapprove any expense by the Lessee that is believed to be incurred by the Lessor. Lessee will be responsible for any expense they initiated without pre-approval from the City.*

8. **Utilization of City Employees and/or City Funds.** Lessee is responsible for the charge of utilizing City employees to perform work inside or outside of the museum not related to the maintenance of the museum that is the responsibility of the Lessor. The charge for the utilization of City employees will be billed monthly at the rate of \$20 per hour, per employee during regular business hours and \$30 per hour, per employee for work performed outside of regular business hours. Regular business hours are defined as Monday through Friday, 8:00 am to 4:30 pm.

*Lessee will be required to request and receive approval for the utilization of City Employees from the City Manager or his designee forty-eight hours in advance. A request for utilization of City Employees does not guarantee they will be available.*

9. **Utilities.** Lessee is responsible for all utilities associated with its occupation and use of the Museum Space including, but not limited to, water, sewer, natural gas, and electricity. Lessee shall install and maintain any necessary utility meters or sub-meters at

Lessee's expense.

**10. Office Supplies/Printer.** Lessee is responsible for providing their own copier/printer, ink, toner, paper and other related office supplies for their operations.

**11. Garbage/Dumpster Removal Services.** Lessor shall provide access to Lessee to the Lessor's dumpster located on the property adjacent to the Premises for Lessee's normal weekly garbage usage. Lessee shall not deposit any hazardous substances in the dumpster or place any garbage or trash outside of the dumpster at any time. All garbage and trash from Lessee's use of the Premises shall be hauled to and deposited in the dumpster by Lessee on at least a weekly basis.

**12. Pest Control.** Lessee, at its cost, shall at all times keep the Premises free of pests. Lessor may elect to implement a program of pest control and, in such event, Lessee hereby grants Lessor the right to enter the Premises and perform such spraying and/or inspections that Lessor deems appropriate, and Lessee shall reimburse Lessor for Lessee's share of the cost of such program. If Lessor does not elect to implement a pest control program, Lessee shall implement a program of pest control satisfactory to Lessor which may include, without limitation, (a) moving any furniture, fixtures, equipment, displays or inventory during inspections and spraying by Lessee's exterminator; and (b) maintaining the Premises in a clean, trash-free and sanitary condition. Lessee further acknowledges that Lessee's exterminator shall, in an environmentally safe way, perform inspections and/or spraying at least every month. If Lessee fails to promptly and fully comply with this Section, Lessor shall have the right, but not the obligation, to enter the Premises to perform such spraying or inspections at Lessee's expense. Performance of such work by Lessor shall not constitute a waiver of Lessee's default in failing to do the same and neither shall it entitle Lessee to any damages for any injury or inconvenience

occasioned thereby nor to any abatement of rent. Lessee shall reimburse Lessor for any cost incurred by Lessor pursuant to this Section upon demand therefor.

**13. Security Deposit.** Because of the relationship between Lessor and Lessee and Lessee's status as a non-profit corporation operating a museum for the benefit of the general public, no Security Deposit shall be required from Lessee for this Lease.

**14. Binding Effect and Severability.** The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective successors and assigns. If any provision of this Lease or any application thereof shall be invalid or unenforceable, the remainder of this Lease and any other application of such provision shall not be affected thereby.

**15. Quiet Enjoyment.** Upon due performance by Lessee of its covenants and agreements under this Lease, Lessor covenants that Lessee shall and may at all times peaceably and quietly have, hold, and enjoy the Museum Space during the Lease Term.

**16. Headings.** The Section headings are for convenience and reference only and shall not be used to limit or otherwise affect the meaning of any provision of this Lease.

**17. Counterparts.** This Lease may be simultaneously executed in two or more counterparts, each of which shall be deemed a fully enforceable original but all of which together shall constitute one and the same instrument.

**18. Governing law, Venue and Jurisdiction.** This Lease shall be construed in accordance with and governed by the laws of the State of Georgia. Both parties hereby consent to jurisdiction and venue in Dawson County, Georgia in any action brought to enforce any provision of this Lease.

**19. Relationship of parties.** Lessor and Lessee shall not be considered or deemed to be joint venturers or partners and neither shall have the power to bind or obligate the

other except as set forth herein. In the event that Lessor engages a person or entity for the purpose of providing management related to Lessee and Lessee's use of the Museum Space, such shall not change the relationship of the parties or anything in this Paragraph 19. The foregoing notwithstanding, the continued cooperation between Lessor, Lessee and any such individual or entity as determined in Lessor's discretion is a material term of this lease, and the lack of such cooperation may be grounds for termination of this Lease Agreement.

**20. Default.** Lessee shall be in default if it fails to pay any rent or any other obligation when due to Lessor or fails to comply with any of the requirements of this Lease applicable to Lessee, including but not limited to the requirement to work in conjunction with any person or entity engaged by Lessor for management of the Museum Space, compliance with which is determined in Lessor's discretion. In the event Lessee defaults, Lessor may terminate this Lease and pursue such remedies as are allowed by law. Included among these remedies shall be the right of Lessor to recover all rents owed under the Lease for the unexpired portion of the Lease Term. Upon a default and prior to exercising any remedy hereunder or allowed by law, Lessor shall provide Lessee written notice of the default and of Lessor's intent to exercise remedies. Lessee shall communicate within ten (10) days following receipt of the notice of default whether or not it intends to cure the default. If Lessee communicates that it intends to cure the default, Lessee shall have thirty (30) days from its notice to Lessor to complete its cure, however, so long as Lessee is diligently pursuing a cure to its default, Lessor in its discretion may extend the time for cure an additional thirty (30) days. If the default is not cured within the cure period, or if Lessee fails to give notice that it intends to cure the default, then Lessor will be immediately entitled to take possession of the Museum Space. Lessee waives any further

right to notice prior to Lessor pursuing remedies other than those contained herein. Lessor shall be in default if it fails to comply with any of the requirements of this Lease applicable to Lessor. The foregoing notwithstanding, in the event a default of the Lessee poses or creates an imminent threat to life, health, or poses an immediate risk of substantial property damage or destruction, Lessor shall have the ability to immediately enter the premises in order to cure any such default.

**21. Construction.** All terms used in this Lease, regardless of the number or gender in which they are used, shall be deemed and construed to include any other number, singular or plural, and by other gender, masculine, feminine, or neuter, as the context or sense of this Lease or any section, subsection, or clause herein may require as if such terms had been fully and properly written in such number or gender.

**22. Modification.** No changes, additions, or interlineations made to this Lease shall be binding unless initialed by both parties.

**23. Non-waiver.** No delay or failure by either party to exercise any right under this Lease, and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.

**24. Time of essence.** Time is expressly declared to be of the essence of this Lease.

**25. Entire Agreement.** This Lease supersedes all agreements previously made between the parties relating to its subject matter. There are no other understandings or agreements between them.

In witness whereof the parties have executed this Lease effective as of the date first above written.

LESSOR:  
CITY OF DAWSONVILLE

LESSEE:  
DAWSONVILLE HISTORY MUSEUM,  
INC.

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By: Mike Eason, Mayor

---

By: Calvin Byrd, CEO



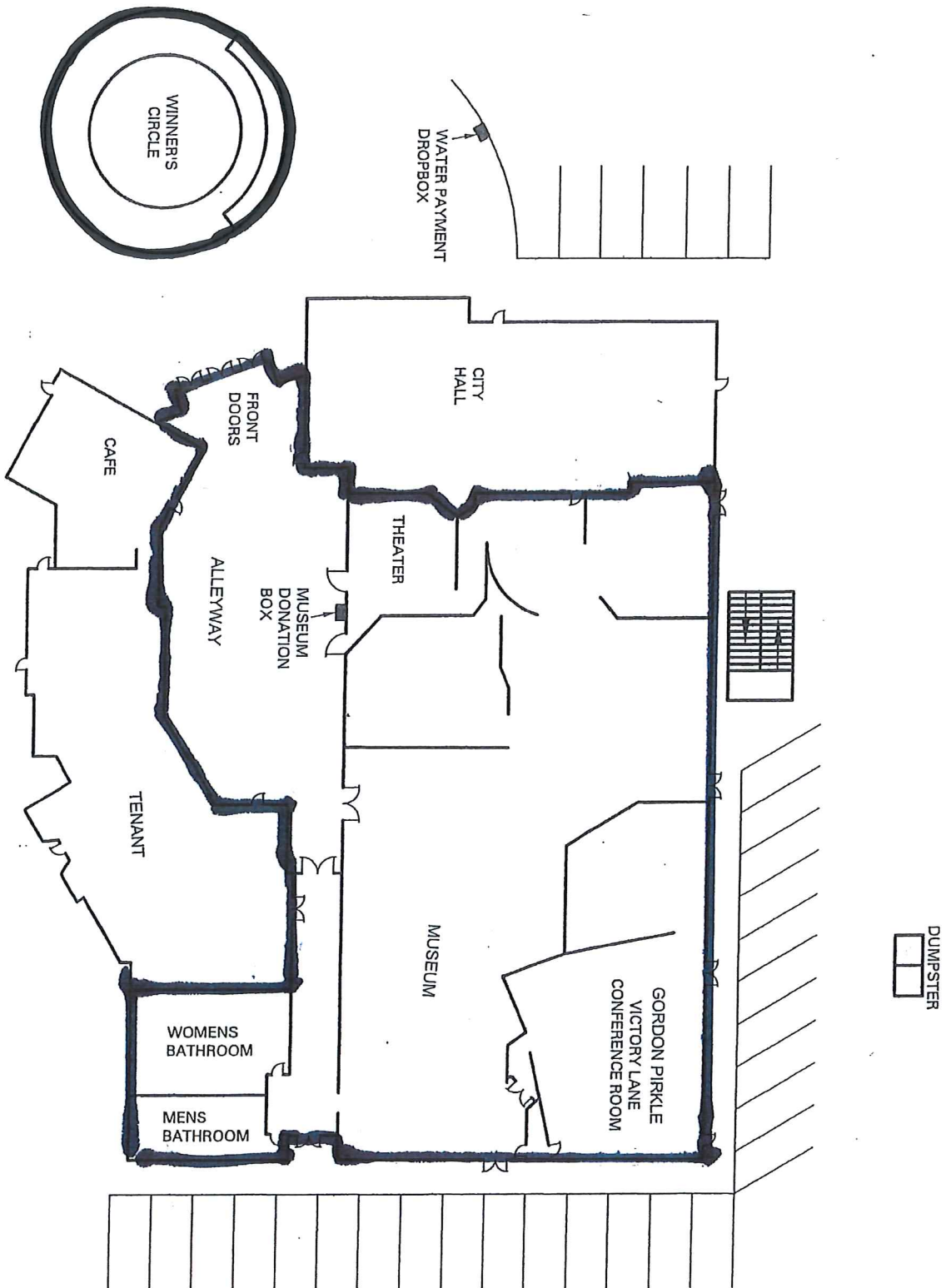


Exhibit "A"



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7g

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SUBJECT: APPROVE ANNUAL PREVENTIVE MAINTENANCE CONTRACT FOR LIFT STATIONS

CITY COUNCIL MEETING DATE: 01/12/2023

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL OF THE ANNUAL PREVENTIVE MAINTENANCE CONTRACT FOR THE LIFT STATIONS TO PRO PUMP SOLUTIONS, INC IN THE AMOUNT OF \$5,690.00**

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HISTORY/ FACTS / ISSUES:

- **PRO PUMP HAS BEEN SERVICING OUR LIFT STATIONS SINCE 2017**
- 

OPTIONS:

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RECOMMENDED SAMPLE MOTION:

---

REQUESTED BY: Jacob Barr, Utilities Operation Manager

# Pro Pump Solutions, Inc.

Mr. Jacob Barr  
 Utilities Department  
 City of Dawsonville  
 Dawsonville, GA 30534  
[maintenance@dawsonville-ga.gov](mailto:maintenance@dawsonville-ga.gov)

January 6, 2023  
 P220260

RE: Proposal for PM Services  
 City of Dawsonville Lift Stations

Dear Jacob:

Pro Pump Solutions, Inc. (Pro Pump) is pleased to provide you with this proposal for PM services at the nine (9) lift stations managed by the City of Dawsonville, as described below.

## SCOPE OF SERVICES

Pro Pump will supply all vehicles, tools, personnel and labor to provide PM services at the following lift stations:

• Farmington Wood	Flygt Duplex 3085	3 HP	230v 3 phase
• Flat Creek Station	Hydromatic Duplex HPG 200-m2-2		1 phase
• Crown Point	Flygt Duplex 3127	7.5 HP	485imp
• Gold Creek	Flygt Duplex 3152	23 HP	268imp 460v 3 phase
• Creek Stone	Flygt Duplex 3152	15 HP	487imp 230v 3 phase
• Shoal Creek	Flygt Duplex 3201	47 HP	480v 3 phase
• Burt's Crossing	Flygt Duplex 3127	41 HP	230v 3 phase
• Downtown Lift Station	Flygt Duplex 3085	3 HP	230v 3 phase
• Burt's Creek	Flygt Duplex 3201	47 HP	480v 3 phase

## TERM AND CONDITIONS

Pro Pump will perform all work during regular business hours and will coordinate the timing of services with the City of Dawsonville. Pro Pump will perform a comprehensive 24-point PM inspection at the lift stations listed above and furnish a report detailing our findings. Should any additional repairs be required of the pumps or control systems, Pro Pump will provide to the City of Dawsonville a cost estimate for such items prior to undertaking any repairs.

For a 1 Year PM Services Agreement	.....	\$5,690.00
For a 2 Year PM Services Agreement	.....	\$11,380.00 (\$5,690.00/yr.)
For a 3 Year PM Services Agreement	.....	\$15,363 (\$5120.00/yr.) *

(\* ) A 10% Discount will be applied to the total contract price for a signed 3 Year Agreement.

# Pro Pump Solutions, Inc.

Pro Pump Solutions offers manufacturer's warranty. All PM service and repair work is backed by Pro Pump's 1-year labor warranty. This agreement may be terminated by either party with or without cause upon 60 days' written notice.

Terms are Net: 30 Days

PROPOSED:  
PRO PUMP SOLUTIONS, INC.

*Danny Bender*

Danny Bender  
Field Service Supervisor

ACCEPTED:  
CITY OF DAWSONVILLE

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name and Title

Date: \_\_\_\_\_

Please indicate the length of service:

1 yr.   2yrs   3yrs



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 8

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SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 01/12/2023

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

TO RECOGNIZE AND PRESENT THE FOLLOWING:

- SERVICE AWARDS FOR JANUARY 2023
  - DECEMBER 2022 EMPLOYEE OF THE MONTH
  - EMPLOYEE OF THE FOURTH QUARTER
  - EMPLOYEE OF THE YEAR
- 

HISTORY/ FACTS / ISSUES:

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Bob Bolz, City Manager





City of Dawsonville

**DEPARTMENT OF PLANNING AND ZONING**

**Mayor and Council**

**CASE SUMMARY**

January 12, 2023

**ZONING CONDITION CHANGE APPLICATION**

**Case Number: ZA – C2300046**

**Applicant:** Eastwood Homes, Alpharetta, Georgia

**Project Name:** Villas at Dawsonville

**Property Address:** 592 Hwy. 53 West, Dawsonville

**Parcel Number:** TMP 379, 380, 437, 488

**Present Zoning:** RPC (Residential Planned Community)

**Present Use:** Vacant with Existing Residential Structures

**Request:**

1. Revised Site Plan
2. Removal of a Pre-approved Stipulation

**Staff Recommendation:** The Planning Commission may consider **Approval** of:

1. Revised Site Plan
2. Removal of a Pre-approved Stipulation

**Planning Commission Recommendation:**

1. **Approval** of revised site plan – Unanimous
2. **Approval** to remove Stipulations 1a, and 1b. (55+ Age restriction) – with conditions - Unanimous



## CITY OF DAWSONVILLE

### Mayor and Council

#### CASE ANALYSIS

**TO:** The Mayor and Council  
**DATE:** January 12, 2023  
**FROM:** Harmit Bedi, Director, Planning and Zoning  
**SUBJECT:** Application for:

1. Removal of a Pre-approved Stipulation
2. Revised Site Plan for Approval

**Case Number:** ZA – C2300046

#### **Findings of Fact:**

Eastwood Homes, Alpharetta, Georgia, has submitted Zoning Condition Amendment request with the Department of Planning and Zoning. Also, submitted a revised Site Plan for approval. The subject property is zoned RPC (Residential Planned Community) with 38.55 acreage. Tax parcel number is TMP 082 021.

#### **The Request:**

The applicant is requesting the following:

1. Removal of Stipulation 1.a and 1.b of approved zoning (Case Number ZA-C9-00004) pertaining to the Housing for Older Persons Act.
2. Request for Approval of Revised Site Plan.

#### **Details of the Request:**

1. Removal of the following Stipulations:

On June 3, 2019, the Mayor and City Council approved the following stipulations:



1. The Property and any development thereupon shall comply with the Housing for older Persons Act, as codified at 42 U.S.C. § 3607 and enforced by 24 C.F.R. § 100.300 *et seq.*
  - a. Specifically, at a minimum eighty percent (80%) of all occupied units developed upon the Property shall have at least one occupant residing within the unit that is fifty-five (55) years of age or older.
  - b. All units not occupied by an individual fifty-five (55) years of age or older, shall be restricted to persons forty-five (45) years of age or older (the “Secondary Age Restriction”) pursuant to 24 C.F.R. §100.305(h). Notwithstanding the foregoing, the Secondary Age Restriction shall not apply to individuals occupying units pursuant to 24 C.F.R. 100.305(e)(3) or dependent children, under the age of twenty-one (21), of an occupant residing in a unit pursuant to the Secondary Age Restriction.
2. Revised Site Plan:
  - The revised plan is proposing 90 homes (Previously approved plan allowed 140 attached units (23 quads and 48 townhomes)
  - 61 single Family Residential and 29 townhomes
  - All homes will have a minimum of 1800 SF heated space with 2 car garages
  - The proposed density is 2.34 units/acre vs. previously approved density of 3.6 units/acre

**Background:**

- TMP# 082-021, 592 Highway 53 West, 38.82 acres
- 03.17.2003 Annexed to the City.
- 12.06.2004 Rezoning approved from R2 (Single Family Residential, 20,000 sq. lot) to R3 (Single Family Residential, 7,500 sq. lot).
- 06.03.2019 Rezoning approved with stipulations: from R3(Single Residential, 7,000 sq. lot) to RPC (Residential Planned Community).

Stipulations approved on June 3, 2019:

- 55+ age restriction
- 100’ buffer along property lines for parcels 082-020.001,082-023.002, and 082-023.003. A 50’ buffer along all other adjoining properties.
- Overall units shall not exceed 140, and maximum of 70% unusable land may be considered in calculating the density.
- No entrance on Howser Mill Road other than emergency.
- Traffic Study, DOT Permit, Placement of Traffic lights and/or roundabout, street improvements shall be funded as a precondition to the approval of the site plan.
- Water/Sewer lines are a precondition of the site plan approval.
- Requirement of Agricultural verbiage to be on all plats.

- Developer shall maintain and repair any damage to the adjoining driveway of the adjacent property owner (TMP# 083-009).
- 06.03.2019 Denied variance request of 4.5 units/acre density
- 10.12.22 Variance request to remove 55+ requirement.
- 10.12.22 Rezone request to approve site plan changing from 140 units to 90 units for a lower density

**Staff Analysis:**

The subject property is located along Hwy. 53 West with couple of residential structures including sheds, barns. The subject property also has access from Howser Mill Road. The surrounding land uses are predominantly residential. However, closer to the downtown square uses are predominantly commercial.

The subject property has streams with 25’ State Waters Buffers. The parcel has a 20’ wide “temporary construction” easement and 20’ wide “permanent sanitary sewer” easement running North-South in the middle.

The parcel, in the Northeast, has property line running along Howser Mill Road.

**Comparison Table:**

Comparison Table Between the Previously Approved Plan on June 3, 2023 vs. Revised Site / Project Plan with the present application.

**COMPARISON TABLE**

	<b>Previously Approved Plan (June 3, 2019)</b>	<b>Revised Site / Project Plan</b>
Number of Residential	140 units	90 units
Density	3.6 units / acre	2.34 units / acre
Type of Residential Units	Quads and Townhomes	61 Single Family Homes 29 Townhomes
Number of Trips Generation According to Institute of Traffic Engineer, 11 <sup>th</sup> Edition	973 (Two-way Daily Trips)	831 (Two-way Daily Trips)

- \*Dawson County School District is operating below existing capacity
- \*\*Full scale medical facilities are miles away
- \*\*\*There are no plans to improve or widen the road system of Hwy. 53 West at present.

**Dawson County Board of Education:**

On November 16, 2022, letter sent to the Superintendent of Dawson County Board of Education. The staff was informed by the BOE officials that the system is working below capacity. **(Copy of the Letter attached)**

**Staff Recommendation:**

The Planning Commission may consider **Approval** of:

1. Removal of the approved stipulations (1 a. and 1.b) on June 3, 2019 by the Mayor and City Council as follows:

~~1. The Property and any development thereupon shall comply with the Housing for older Persons Act, as codified at 42 U.S.C. § 3607 and enforced by 24 C.F.R. § 100.300 *et seq.*~~

- a. ~~Specifically, at a minimum eighty percent (80%) of all occupied units developed upon the Property shall have at least one occupant residing within the unit that is fifty five (55) years of age or older.~~
- b. ~~All units not occupied by an individual fifty five (55) years of age or older, shall be restricted to persons forty five (45) years of age or older (the "Secondary Age Restriction") pursuant to 24 C.F.R. §100.305(h). Notwithstanding the foregoing, the Secondary Age Restriction shall not apply to individuals occupying units pursuant to 24 C.F.R. 100.305(c)(3) or dependent children, under the age of twenty one (21), of an occupant residing in a unit pursuant to the Secondary Age Restriction.~~

2. The Planning Commission may consider **Approval** of the Revised Site Plan, dated, 11.15.2022, File Number 10195-00 with the following stipulations:

*Stipulations Approved on June 3, 2019 by the Mayor and City Council:*

1. A planted buffer to City buffer standards of at least one hundred (100) feet in width shall be created along the boundary of parcels 082 020 001, 082 023 002 and 082 023

003. Additionally, a planted buffer to City buffer standards of a least fifty (50) feet in width shall be created between the development and any other adjoining property line. (Approved on June 3, 2019)

2. A maximum of seventy percent (70%) of land determined to be unusable, including, but no way limited to, floodplains, may be considered in calculating density. The overall number of units shall not exceed 90 units **(last stipulation it was 140)**. (Approved on June 3, 2019 / modified)
3. At no point in time may an entrance to the Property/Development be placed on Howser Mill Road other than for emergency access as required by the Fire Marshall. All access to the Property/Development shall be from Highway 53 (other than the emergency access on Howser Mill). (Approved on June 3, 2019)
4. Prior to and as precondition to the issuance of a Site Development Permit, the Owner and/or Developer of the Property/Development shall complete an independent Traffic Study (not done by applicant Ensite Civil Consulting, LLC) and have the same approved by the Georgia Department of Transportation and the City Street Department Director of the impact of the property/development as proposed including, not in no way limited to the placement of the traffic lights and/or round-about, as related to the entrance to the Property/Development on Ga. Highway 53 and/or the impact of the proposed development on Ga. Highway 53 West Howser Mill Road intersection. Prior to and as a precondition to the issuance of a Site Development Permit, the Owner and/or Developer of the Property/Development shall fund and construct any street improvements called for in the Traffic Study as approved by the Georgia Department of Transportation and the City Street Department Director. (Approved on June 3, 2019)
5. Prior to and as a precondition to the issuance of a Site Development Permit, the Owner and/or Developer of the Property/Development will install at the Owner/Developer's expense such water and sewer lines as are necessary to reach the Property/Development from the existing City water and sewer line infrastructure as determined by the City Engineer, including the installation of any necessary sewer lift stations. (Approved on June 3, 2019)
6. The following shall be places on all Final Plats and individual surveys, "NOTICE: This property lies withing a rural area and agricultural activities creating dust, noise, and odors may occur in the vicinity. Understanding this, the grantee and successors in tile forgo their right to claim against any agricultural operator in the area who has not been negligent." (Approved on June 3, 2019)
7. The owner/developer shall keep the driveway for the adjacent property owner of parcel 083 009 open and will repair any damage sustained during construction. (Approved on June 3, 2019)

*New / Additional Stipulations (December 12, 2022)*

8. Dedicate to the City 20' ROW along the property line on Hwy. 53 West for future road improvements.
9. Dedicate to the City 20' ROW along the property line along Howser Mill Road for future road improvements.
10. All roads within the subdivision shall be public roads. The roads shall be built meeting the City's development standards. The City Engineer and /or the Planning and Zoning Director may request "loaded truck" roll over inspection and core tests, prior to final approval / acceptance of the Final Plat.
11. The Owner/Developer shall grade (sidewalk installation ready) the front along Hwy. 53 West and front along Howser Mill Road for installation/accommodation of 5' sidewalk for future development. Such areas must be stabilized with grass or other means to avoid any erosion after grading.
12. The plans shall provide engineered designed (only) second entrance along Howser Mill Road for future access/development/connectivity.
13. Provide adequate size Children's Park / Picnic Area, meeting architectural design standards, for the residents with picnic/gathering area, children's play area, children's play equipment, adequate size (meeting architectural design standards) commercial designed and commercial material gazebo with fire pit. The developer shall submit a list of children's play equipment list to the Director, Planning and Zoning, for approval. This amenity area shall be completed and approved by the Building Official prior to obtaining Certificate of Occupancy prior to completion of 30% of the houses in the subdivision.
14. The streetlights shall be of decorative design throughout the subdivision.
15. The emergency entrance gate, along Howser Mill Road, design, material and installation shall be approved by the Dawson County Fire Marshal and Director, Planning and Zoning. The Owner/Developer must submit copy of the approval document to the Director, Planning and Zoning Department for the City records.
16. The Knox Box/Lock must be as customary on similar projects in Dawson County and must have approval of the Fire Marshall.
17. The emergency entrance gate and surroundings along Howser Mill Road must be tastefully designed to match with the development of the subdivision houses (material, color, design etc.). The gate plan must be prepared by an engineer or an architect and approved by the Director, Planning and Zoning.

18. No two homes, next to each other and opposite to each other shall be of the same façade design, material, and facade color.
19. No two townhomes, next to each other and opposite to each other shall be of the same façade design, material, and facade color.
20. The mailbox area shall be designed to provide safe access and exit to the residents. The design shall be of covered mail kiosk, providing mailboxes, provide parcel boxes, well illuminated, and at a safe and accessible location in the subdivision.
21. The existing trees shall be preserved, to the maximum possible extent on the property especially along throughout the property lines, stream buffers areas, any other unbuilt spaces. If there are gaps/opening in the existing vegetation / tree area, the Owner/Developer, shall plant trees of matching/local species to provide visual screening. Such plan shall be submitted with Construction Plans to the Department of Planning and Zoning for review and approval.
22. At the subdivision, along the Hwy 53 entrance Two decorative styles, tastefully designed, entrance shall per permitted. One sign shall be permitted to install within dedicated 20' ROW. Which may be removed whenever the Hwy. 53 West improvements are done. The developer may choose to install additional sign of reasonable size along the Hower Mill Road frontage to direct the visitors to the main access / entrance at Hwy. 53 West.
23. The proposed site plan prepared, dated, 11.15.2022, File Number 10195-00 not "site specific" site plan. However, the developer / property owner shall follow this submitted Site Plan for preparation of final Site Plan.
24. The Planning and Zoning Director is authorized to approve minor variations during the subdivision development process. Not authorized to approved increased density. The applicant must pay the required fees to the City for variations. In addition, The Planning and Zoning Director is authorized to approve the following as Administrative Variance with the written request by the developer or project engineer or project manager with City's applicable Fee Schedule.
  - Front yard, side yard and rear yard setbacks. Variances shall not exceed 20 percent of the setback in applicable areas of this subdivision.
  - Building height. A variance may be granted up to, but not exceeding, ten feet if such variance does not allow space habitable by humans.
  - Parking. If the required parking standards cannot reasonably be met and if a variance will not adversely affect the spirit or intent of the ordinance, then a variance of not more than ten percent may be granted.
25. Access shall be provided from the main entrance road (Hwy.53 West) to the adjacent parcels 083 009 & 083 047. They shall be granted in accordance with both City of

Dawsonville and Georgia Department of Transportation (GDOT) requirements and shall include driveway aprons and access easements to the adjoining parcels.

***Planning Commission Recommendation:***

During the regular meeting of December 12, 2022, the Planning Commission considered the application. Voted to **Recommend Approval** unanimously for:

1. Removal of zoning stipulation 1a. and 1b. pertaining to Housing for Older Person Act, fifty-five years of age and older and other conditions as presented by staff.
2. Approve the revised site plans from 140 units attached units to 90 residential structures (61 single family homes and 29 townhomes).

Thank you.



**built with care.**

Eastwood Homes of Georgia, LLC  
1000 Mansell Exchange West  
Building 350  
Phone: 248.494.1044

LETTER OF INTENT  
REVISED SITE PLAN  
ZA-C9-00004 ZONED RPC

Mayor and City Council  
Planning Commission  
City of Dawsonville, Georgia

To Whom It May Concern:

Eastwood Homes respectfully submits this Letter of Intent for the purpose of revising the approved master plan for the newly named "Villas at Dawsonville". The property is at 592 Highway 53 West, just west of the intersection of Highway 53 and Howser Mill Road. We feel that the new plan will better complement the existing neighborhoods and community as a whole while providing improved housing options.

CONDITIONS:

REVISED SITE PLAN APPROVAL (6 and 7)

Our revised master plan is a 35% reduction of density from 140 Homes (quads and townhomes) to a new density of 90 homes (61 single family homes and 29 townhomes). All homes will have a minimum of 1800 heated SF with 2-car garages. Density will be 2.34 per acre. There are 38.55 acres total. *We request a variance to the site plan to reflect a mix of single family homes and townhomes for an overall lower density.*

General (1802.)

The current zoning conditions are unclear in the mix of both single-family homes and townhomes within the same neighborhood. The density has been lowered from 140 to 90 homes for a lower overall yield than previously approved. *We request approval of the mix of Single family homes and Townhomes with a final yield of 2.34 homes per acre.*

Roads and Utilities (1806.a)

There are no current plans to gate the community and all neighborhood roads connect to Highway 53. A traffic study was performed for the 140 unit site plan. Eastwood Homes has since engaged GDOT for concept review (as required in the original zoning conditions) and have received conceptual approval for the 90 home plan. *Since all roads within the neighborhood lead out to HWY 53, we request that they remain public roads.*

REMOVAL OF STIPULATION/AGE RESTRICTION

The homes will be ideal for "empty nesters" and singles of all ages. There will be no amenities that typically attract families with school aged children. These are smaller footprint homes that will be more conducive to singles, couples or possibly those with small children. *We request removal of Stipulation 1.a and 1.b of ZA-C9-00004 of being an age restricted community.... an therefore be open to any interested purchaser.*





**built with care.**

Eastwood Homes of Georgia, LLC  
1000 Mansell Exchange West  
Building 350  
Phone: 248.494.1044

The revised site plan meets or exceeds all other ZA-C9-00004 Stipulations and we request no further changes. We have worked closely with staff to make other additions to the site plans for future ROW expansion within the city main roads and have worked diligently with the water and sewer authority to solve the challenging sewer issues for this site.

Thank you for your consideration.

Respectfully,

Scott Dozier  
Atlanta Division President  
Eastwood Homes

Planning and Zoning Department  
415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

November 16, 2022

Mrs. Nicole LeCave  
Superintendent  
Dawson County Board of Education  
28 Main Street  
Dawsonville, Georgia 30534

Dear Mrs. Nicole LeCave:

This is to advise you that the Department of Planning and Zoning, City of Dawsonville, is in receipt of an application from Eastwood Homes of Georgia, to develop property located at 92 Hwy. 53 West, just west of intersection of Hwy. 53 and Howser Mill Road, with 90 residential buildings. The project consists of 61 single-family homes and 29 townhomes. All homes will have a minimum of 1,800 heated SF with 2-car garages. The proposal is to create a relatively small size neighborhood with community area, a gazebo and a dog park.

We would like to bring it to your attention that this proposed residential development is significant reduction as the currently approved plan allows 140 attached units.

The applicant believes that the new master plan will better compliment the existing neighborhoods and community as a whole. The applicant's strategy is to target "empty nesters" and singles of all ages. The homes are smaller than traditional "growing family" dwellings. There will be no amenities that typically attract families with school aged children such as a clubhouses, swimming pools, or tennis courts.

The Department will present the revised plans to the Planning Commission for consideration on December 12, 2022 at 5:30 PM at the City Hall.

Planning and Zoning Department  
415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

Please provide us with any comments on this project by November 30, 2022.

If you have any questions, please contact me by emailing at [harmit.bedi@dawsonville-ga.gov](mailto:harmit.bedi@dawsonville-ga.gov) or by calling 706-203-4923.

Thanking you,

Sincerely,

Harmit Bedi, *AICP*  
Director, Planning and Zoning

cc: Bob Belz, City Manager, City of Dawsonville  
Hershel Bennett, Assistant Superintendent  
Scott Dozier, Atlanta Division President, Eastwood Homes  
Stacy Harris, Zoning Administrator, Dawsonville  
File

	<p align="center"><b>City of Dawsonville</b>                  415 Highway 53 East, Suite 100                  Dawsonville, GA 30534                  (706) 265-3256</p>	<p align="center"><b>Zoning Amendment                  Application</b></p>
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Application#: 2A C2300046  
 Applicant Name(s): EASTWOOD HOMES  
 Address: 1000 MANSELL EXCHANGE W. #350 City: ALPHARETTA Zip: 30022

Cell Phone: \_\_\_\_\_  
 Signature(s): Scott Dazier Date: 10/10/2022

Property Address: 592 HWY 53 WEST DAWSONVILLE GA 30534  
 Directions to Property from City Hall: TURN RIGHT ONTO HWY 53 WEST, AT THE TRAFFIC CIRCLE TAKE 1<sup>ST</sup> EXIT ONTO MAIN ST, CONTINUE ONTO HWY 53/JASPER ST. PROPERTY ON RIGHT.  
 Tax Map Parcel #: 082 021 Current Zoning: RPC

Land Lot(s): 379, 380, 437, 438 District: 4TH Section: 1ST  
 Subdivision Name: VILLAS AT DAWSONVILLE Lot#: \_\_\_\_\_  
 Acres: 38.55 Current use of property: OPEN LAND PASTURE RESIDENTIAL  
 Has a past request of Rezone of this property been made before? YES If yes, provide ZA# C9-00004

The applicant request: CHANGE ZONING CONDITION  
 Rezoning to zoning category: RPC Conditional Use permit for: \_\_\_\_\_

Proposed use of property if rezoned: RESIDENTIAL  
 Residential # of lots proposed: 90 Minimum lot size proposed: SEE CONCEPT (Include Conceptual Plan)

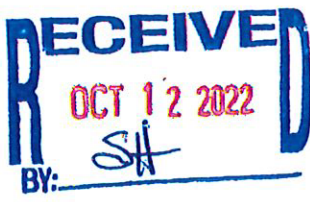
Amenity area proposed: YES, if yes, what: WALKING PATH, GAZEBO, FIRE PIT  
 If Commercial: total building area proposed: N/A (Include Conceptual Plan)

Utilities: (utilities readily available at the road frontage):  Water  Sewer  Electric  Natural Gas  
 Proposed Utilities: (utilities developer intends to provide)  Water  Sewer  Electric  Natural Gas  
 Road Access/Proposed Access: (Access to the development/area will be provided from)  
 Road name: HWY. 53 Type of Surface: PAVED

- Failure to complete all sections will result in rejection of application and unnecessary delays.
- I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

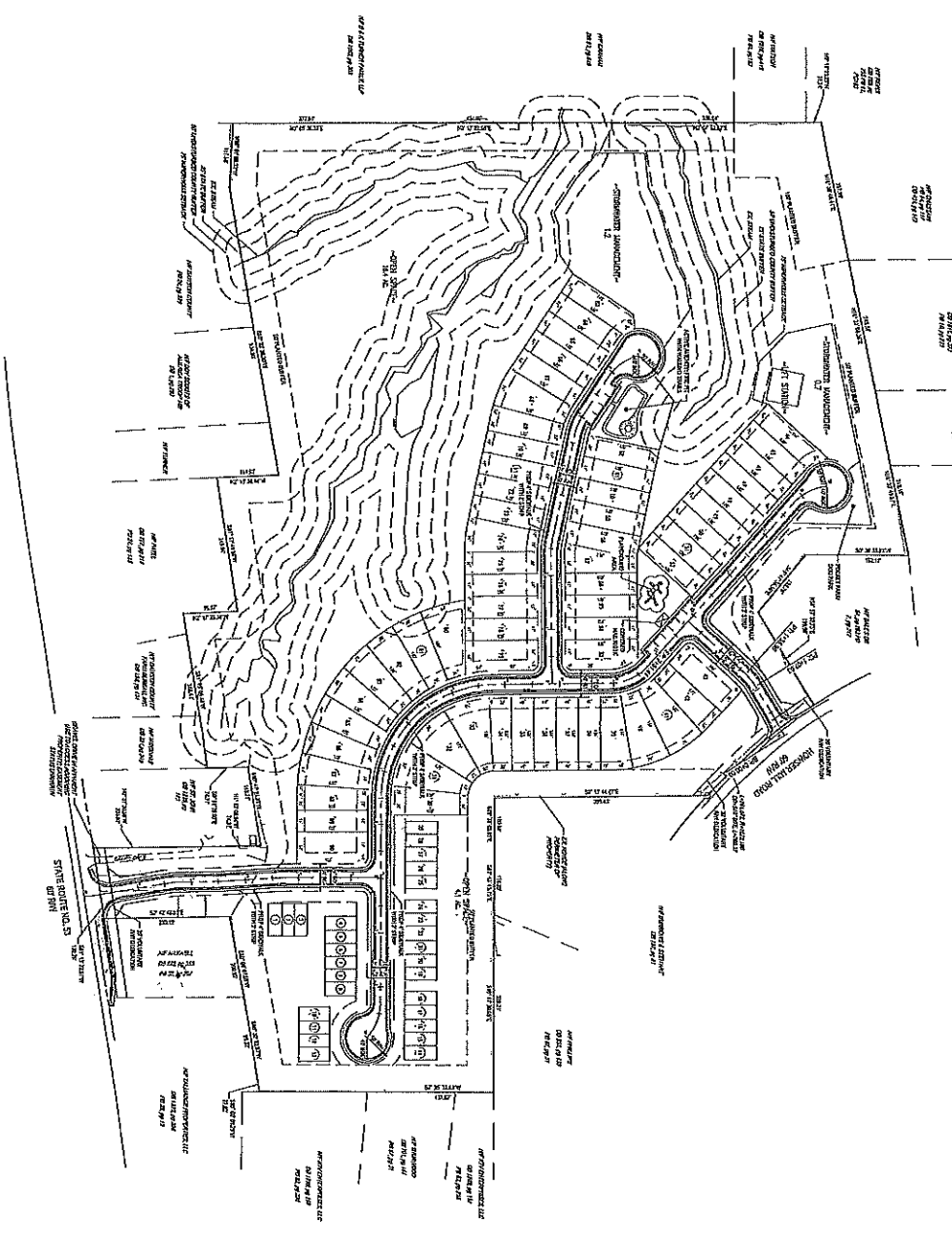
DocuSigned by: Scott Dazier Date: 10/10/2022  
 Signature of Applicant, Date

<b>Office Use Only</b>	
Date Completed Application Rec'd:	Amount Paid: \$ <u>811.40</u> <u>437+438</u> Cash CC
Date of Planning Commission Meeting:	Dates Advertised:
Date of City Council Meeting:	Rescheduled for next Meeting:
Date of City Council Meeting:	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:

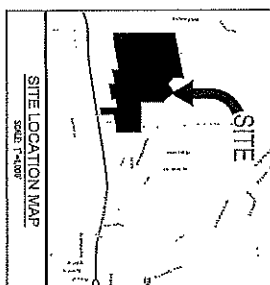




THIS DOCUMENT IS NOT VALID UNLESS IT IS USED IN CONNECTION WITH THE PROJECT AND SITE SPECIFIC INFORMATION PROVIDED HEREIN. IT IS VALID FOR THE PROJECT AND SITE SPECIFIC INFORMATION PROVIDED HEREIN. IT IS VALID FOR THE PROJECT AND SITE SPECIFIC INFORMATION PROVIDED HEREIN.



NOV. 7, 2022



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SEAL

ZONING PLAN

VILLAS AT DAWSONVILLE  
 1000 PONDVIEW DR  
 DAWSONVILLE, GA 30132

EASTWOOD HOMES  
 1000 PONDVIEW DR  
 DAWSONVILLE, GA 30132

3000  
 1000 PONDVIEW DR  
 DAWSONVILLE, GA 30132

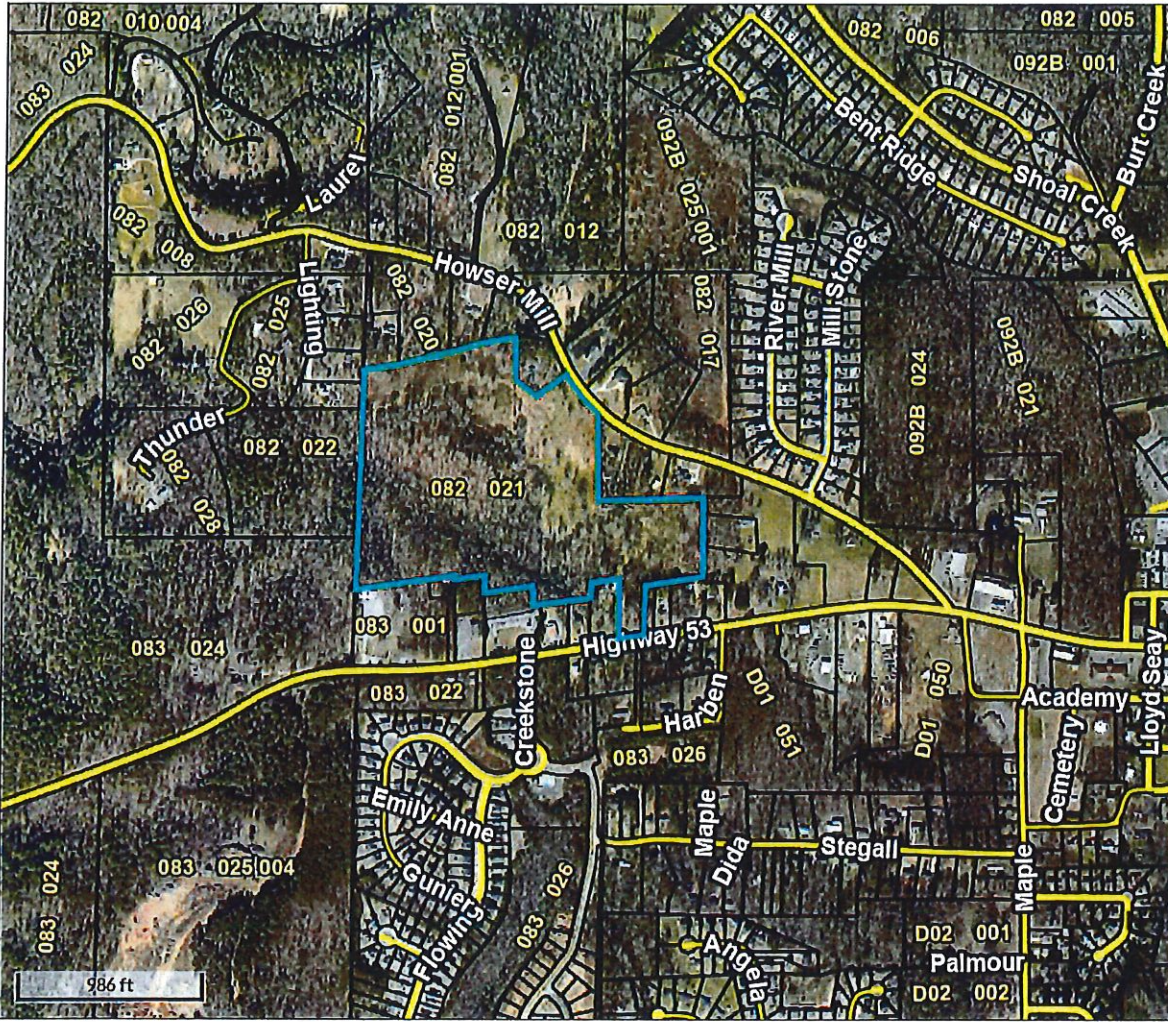
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 DAWSONVILLE, GA 30132

1000 PONDVIEW DR  
 DAWSONVILLE, GA 30132





Overview



Legend



Parcel ID: 082 021  
Alt ID: 5808  
Owner: SONG SPARROW LLC  
Acres: 38.58  
Assessed Value: \$416600

Date created: 11/8/2022  
Last Data Uploaded: 11/8/2022 1:18:26 AM

Developed by  Schneider  
GEOSPATIAL

...my Deed given by Marian MacDonald to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for brace Home Loans, Inc., its successors and assigns, dated 05/15/2013, recorded in Deed Book 1064, Page 398, Dawson County, Georgia Records, last transferred to PNC Bank, National Association by instrument recorded in Deed Book 1594, Page 316, Dawson County, Georgia Records, conveying the after-described property to secure a Note in original principal amount of ONE HUNDRED ONETHOUSAND FORTY HUNDRED AND 0/100 DOLLARS (\$101,800.00), with interest thereon as set forth herein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dawson County, Georgia, or at such place as may be lawfully designated in alternative, within the 24 hours of sale on the first day in November, 2022, the following described property:

EXHIBIT "A" ATTACHED TO AND MADE A PART OF

The debt secured by said Security Deed has been and is hereby declared due because among other possible events of default, failure to pay the indebtedness as and when due in the manner provided in the Note and Security Deed, the debt remaining in default, sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

The property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which may be disclosed by an accurate survey and inspection of the property, any assessments, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above.

Said property will be sold on an "as-is" basis without representation, warranty or recourse against the above-named or the undersigned. Hank, National Association, holder of the Security Deed to the property in accordance with OCGA § 44-14-

entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, N.A., 3232 Newmark Viamisburg, OH 45342, 3-8654.

However, that such sale is not required by law to be made, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Marian L. MacDonald and said party is more commonly

known as Danny L. Pruitt AKA Danny L. Pruitt Jr and Amanda L. Pruitt to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Mortgage, Inc., its successors and assigns, dated 3/1/2005 and recorded in Deed Book 654 Page 304 and re-recorded at Deed Book 916 Page 170 Dawson County, Georgia records; as last transferred to or acquired by HSBC Bank USA, N.A., as Indenture Trustee for the registered holders of the Renaissance Home Equity Loan Asset-Backed Certificates, Series 2005-1, conveying the after-described property to secure a Note in the original principal amount of \$115,500.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dawson County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on November 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lots 1087 and 1088, of the 4th district and 1st section of Dawson County, Georgia, being 1.33 acres as shown on a plat for Danny Lanier Pruitt, Jr. dated April 6, 2000, as surveyed by Hilton H. Hobby, Jr., Registered Surveyor, which plat is recorded in plat book 50, page 177, of the Dawson county records and incorporated herein by reference for a more complete description thereof.

Also conveyed herewith is in 20-foot wide nonexclusive perpetual easement for access leading to and from the within-described property and Cowart Road a/k/a Shiloh Church Road, Said easement being more fully depicted on the above referenced plat, which is incorporated herein by reference for a more complete description thereof.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 5583 Cowart Rd, Dawsonville, GA 30534 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the

successors and assigns, dated January 29, 2016, recorded in Deed Book 1184, Page 54, Dawson County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 1526, Page 327, Dawson County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-TWO THOUSAND FOUR HUNDRED FORTY-TWO AND 0/100 DOLLARS (\$92,442.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dawson County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in November, 2022, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Estate of Charles C. Downs, Jr and Frances Renee Downs or a tenant or tenants and said property is more commonly known as 61 Stone Place, Dawsonville, Georgia 30534. Should a conflict arise between the property address

### Public Hearings

#### Notice of Public Hearing

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

**ZA-C2300046:** Eastwood Homes of Georgia, LLC has petitioned a change of zoning condition for TMP 082 021; Located at 592 Hwy 53 West, with a city zoning of RPC (Residential Planned Community). Applicant is requesting a removal of stipulation 1a and 1b of ZA-C-900004 pertaining to Housing for Older Persons Act (fifty-five (55) years of age or older). Public Hearing Dates: Planning Commission on November 14, 2022, and City Council on December 5, 2022. City Council for a decision on December 19, 2022.

**VAR-C2300047:** SDH Atlanta, LLC has requested to reduce to one street access for Cornerstone Subdivision (TMP 084 004 and 084 005); Located at 1694 and 1768 Hwy 9 South. Public Hearing Date: Planning Commission on November 14, 2022.

If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date. Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.

**113852 10/26**

#### Public Notice

The Dawson County Planning Commission will hear the following request on November 15, 2022 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia:

Application for Rezoning: ZA 22-23 Jim King is requesting to rezone TMP 111-116 from RSR (Residential Sub-Rural) & C-HB (Commercial Highway Business) to C-IR (Commercial Industrial Restricted) for the purpose of developing a 319,000 square feet office/warehouse space.

VR 22-24 Jim King is requesting to vary from the Dawson County Land Use Resolution Article VI Section 607.1.A Reduction of minimum parking requirements of a gross floor area.

...please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.

**113898 10/26,11/2**

#### Public Notice

The Dawson County Planning Commission will hear the following request on November 15, 2022 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia:

Application for Rezoning: ZA 22-25 Perry Betterton is requesting to rezone TMP 104-058 from R-A (Residential Agriculture) to C-HE (Commercial Highway Business) for the purpose of opening a retail trailer sales business.

VR 22-27 Perry Betterton is requesting to vary from the Dawson County Land Use Resolution Article IV, Section 400.C.2.d light pole height The Dawson County Board of Commissioners will hear ZA 22-25 & VR 22-27 at their regularly scheduled meeting on December 15th 2022 Dawson County Board of Commissioners regular voting session meetings will immediately follow the board's 4 p.m. work session meetings at the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia.

If you have any questions or concerns regarding this application or need special accommodations please contact Harmony Gee, Zoning Administrator at 706-344-3500, ext. 42336. All interested parties are invited to attend and be heard.

If you should wish to speak in favor or opposition to the above listed application, please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.

**113899 10/26,11/2**

#### Public Notice

The Dawson County Planning Commission will hear the following request on November 15, 2022 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia:

Application for Rezoning: ZA 22-27 Miles, Hansford & Tallant, LLC obo Darsit Patel is requesting to rezone TMP 093-034 from RSR (Residential Sub-Rural) to C-RB (Commercial Rural Business) for the purpose of developing a gas station and convenience store.

The Dawson County Board of Commissioners will hear ZA 22-



**PUBLIC NOTICE  
ON ZONING**

An owner cannot hold a public hearing with the City of Dawsonville in violation of the zoning regulations and must comply with the City's rules.

**THE APPLICATION IS FOR:**  
**ZA-C2300046**

**HEARINGS WILL BE HELD BY:**

<small>COMMISSION</small>	<small>DATE</small>
<b>NOV. 11<sup>TH</sup> 2022</b>	<b>NOV. 11, 2022</b>
<small>TIME</small>	<small>TIME</small>
<b>5:00 PM</b>	<b>5:00 PM</b>

**HEARING LOCATION:**  
DAWSONVILLE MUNICIPAL COMPLEX  
418 HIGHWAY 33 S SUITE 100  
DAWSONVILLE, GA 30834

FOR ADDITIONAL INFORMATION CALL  
CITY PLANNING & ZONING DEPT AT 706-298-3200

**THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION**



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 10

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SUBJECT: CU - 0322018

CITY COUNCIL MEETING DATE: JANUARY 12, 2023

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

- Funds Available from: \_\_\_\_\_ Annual Budget: \_\_\_\_\_ Capital Budget: Other \_\_\_\_\_  
 Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund: \_\_\_\_\_ General Fund
- 

PURPOSE FOR REQUEST:

**SEdge WREN, LLC IS REQUESTING TO EXTEND THE TERM OF THE APPROVED CONDITIONAL USE PERMIT TO APRIL 23, 2023.**

HISTORY/ FACTS / ISSUES:

- **PROPERTY IS IN POST 1 CITY COUNCIL MEMBER CALEB PHILLIPS DISTRICT.**
  - **PROPERTY LOCATION: 11 MARIE DRIVE; 10.552 ACRES (VACANT LAND).**
  - **HIGHWAY BUSINESS ZONING.**
  - **PROPOSED USE IS MINI-STORAGE FACILITY, CLIMATE-CONTROLLED STORAGE FACILITY, OUTDOOR COVERED PARKING SPACES, AND NON-CLIMATE-CONTROLLED STORAGE.**
  - **CONDITIONAL USE PERMIT APPROVED ON APRIL 23, 2018.**
  - **CONDITIONAL USE PERMIT EXPIRED ON APRIL 22, 2020. THE APPLICANT HAD 24 MONTHS, FROM THE APPROVAL DATE TO ACT ON THE PERMIT.**
- 

OPTIONS:

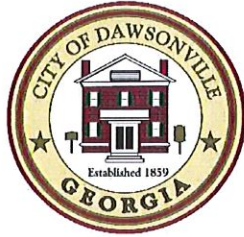
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RECOMMENDED SAMPLE MOTION:

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DEPARTMENT: Planning and Zoning

REQUESTED BY: Harmit Bedi



City of Dawsonville

DEPARTMENT OF PLANNING AND ZONING

**TO:** The Mayor and City Council  
**DATE:** January 12, 2023  
**CC:** Bob Bolz, City Manager  
**FROM:** Harmit Bedi, Director, Planning and Zoning   
**RE:** Request for Extension of the Expired Conditional Use Permit

**Conditional Use Application #: CU – 0322018**

**Owner:** Sedge Wren, LLC, Buford

**Applicant:** Corrie Guthrie, ENSITE Civic Consultants, LLC

**Address:** 11 Marie Drive, Dawsonville

**Parcel Number:** TMP D01—51

**Acreage:** 10.552 Acres

**Zoning:** HB (Highway Business)

**Proposed Use:** mini-storage facility, climate-controlled storage facility, outdoor covered parking spaces, and non-climate-controlled storage.

**Conditional Use Permit APPROVED on April 23, 2018**

**Conditional Use Permit EXPIRED on April 22, 2020**

**Issue:**

**The Conditional Use Permit is expired. The applicant had 24 months, from the approval date, to act on the permit. According to the City Code:**

*“Please note that per Section 2514 of the Code, if, after 24 months from the date the governing body approves a conditional use permit, action has not been taken to utilize the property, pursuant to such conditions the approval shall expire. The governing body shall, by official action, cause the conditional use approval to expire or to revert to the district classification assigned to the property immediately prior to the approval. Prior to any revision of approval, the owner of the property in question may petition the governing body for a modification or extension of conditional use approval. Any such extension shall be valid for 24 months from the date of approval. Only one such extension shall be permitted.”*

**Request:**

The applicant is requesting to extend the term of the approved Conditional Use Permit to April 23, 2023.

The request letter dated, December 16, 2022, from the applicant is attached herewith.

***Staff Response:***

On November 28, 2022, the staff responded to the applicant's request for extension of the Conditional Use Permit (Copy Attached)

*"Considering the situation and prevailing circumstances related to this project, it is the opinion of the staff to forward your request for extension of Conditional Use Permit term to the Mayor and Council for consideration."*

***Mayor and Council:***

The applicant is requesting consideration to extend the expired Conditional Use Permit term (#CU-0322018) to April 23, 2023.

**Thank you.**

Planning and Zoning Department  
415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256

[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

November 28, 2022

Mr. Corey Guthrie  
Ensite Civil Consulting, LLC  
131 Prominence Court / Suite 230  
Dawsonville, GA 30534

**RE: Request for Extension of Expired Conditional Use Permit  
0 Hwy. 53 West – Sedge Wren Tract  
Case #: CU – 032018**

Dear Mr. Guthrie:

The Department of Planning and Zoning is in receipt of Construction Plans for the above referenced project, submitted on October 27, 2022, for approval. In addition, received a letter dated, November 4, 2022, from you requesting Extension on the expired Conditional Use Permit.

*Background:* A Conditional Use Permit was granted on April 23, 2018, by the City Council to Lake Laurel Associates, LLC. This is verified by City's letter dated, April 30, 2018, which is printed on the submitted Construction Plans submitted to the City.

Your letter states that in June of 2018 the property was sold to Sedge Wren, LLC. Sedge Wren LLC preceded to remove / demo an existing trailer and an abandoned trailer from the property in the summer of 2018 to prepare the property for mini-storage facility, including climate-controlled storage, outdoor covered parking spaces, and non-climate-controlled storage. The Department has no records of such activities on the site or in other words, the Department was not notified of removal of abandoned structures.

The City's letter dated, April 30, 2018, states that:

*“Please note that per Section 2514 of the Code, if, after 24 months from the date the governing body approves a conditional use permit, action has not been taken to utilize the property, pursuant to such conditions the approval shall expire. The governing body shall, by official action, cause the conditional use approval to expire or to revert to the district classification assigned to the property immediately prior to the approval. Prior to any revision of approval, the owner of the property in question may petition the governing body for a modification or extension of conditional use approval. Any such extension shall be valid for 24 months from the date of approval. Only one such extension shall be permitted.”*

Planning and Zoning Department  
415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

The Department has no records of request for extension of Conditional Use Permit by the property owner.

Your letter dated, November 4, 2022, further reasons the delay of action by the property owner due to impact of Covid Pandemic on business owners. Investors, developers, and even individuals were forced to rethink their projects, including Sedge Wren. Supply chain issues and cost of materials created rampant increase in the cost to develop.

Considering the situation and prevailing circumstances related to this project, it is the opinion of the staff to forward your request for extension of Conditional Use Permit to the Mayor and Council for consideration.

If you choose to follow the staff suggestion then submit a formal letter with attachments, if any, to the Planning and Zoning Department to forward your request to the Mayor and Council for consideration. Please submit your request timely to be on the Agenda of Mayor and Council meeting on January 12, 2023. However, the staff is open to any other suggestions regarding this project.

I am available to discuss further if desired.

Thanking you,

Warm Regards

Harmit Bedi, AICP  
Director, Planning and Zoning

cc: Bob Bolz, City Manager  
Sedge Wren, LLC, Buford  
Stacy Harris, Department of Planning and Zoning  
File

"Engineering Site Solutions"

Land Planning ~ Civil Design ~ Flood Studies ~ NPDES Inspections ~ Permitting

131 Prominence Court • Suite 230 • Dawsonville, GA • 30534

Corey Guthrie, PE • 770-597-8813 • corey.guthrie@ensiteconsulting.com

December 16, 2022

City of Dawsonville – Mayor and Council

415 Hwy 53 E, Suite 100

Dawsonville, GA 30534

Re: Request for Extension  
CU-0322018

To whom it may concern,

Mr. Mayor and Councilmen, the purpose of this letter is to request an extension or establish an expiration date for the Conditional Use Permit (CU-0322018) for the Sedge Wren tract.

Background: A Conditional Use Permit was granted April 23, 2018 to Lake Laurel Associates, LLC. In June of 2018, the property was sold to Sedge Wren, LLC. Sedge Wren, LLC proceeded to remove/demo an existing trailer and an abandoned trailer from the property in the summer of 2018 to prepare the property for a mini-storage facility, including climate controlled storage, outdoor covered parking spaces, and non-climate controlled storage. Construction plans were submitted to the City on October 27, 2022.

The CUP letter states "that per Section 2514 of the Code, if, after 24 months from the date of the governing body approves a conditional use permit, action has not been taken to utilize the property, pursuant to such conditions the approval shall expire". We would like to make it clear that action was taken within the 24-month period to utilize the property by removing an existing trailer and demoing another. Therefore, we would respectfully request you consider one of two options:

1. That an extension is not necessary as action was taken to utilize the property within 24 months of the CUP approval, or
2. Provide an extension of 24 months from the date the City received the application for a Land Disturbance Permit on October 27, 2022. This is to prevent an "open-ended" CUP, which is not in the spirit of the ordinance.

In addition to *action* having been taken by Sedge Wren to utilize the property, we would also ask that you consider two driving forces that have occurred over the time period since the CUP was approved. The Covid Pandemic had a huge impact on business owners. Investors, developers and even individuals were forced to rethink their projects, including Sedge Wren. Supply chain issues and cost of materials created rampant increases in the cost to develop. Secondly, inflation because of the reaction to the pandemic, has had an equally jarring impact on developments. These two unique circumstances are the primary reason Sedge Wren has not progressed further than removing/demoing two trailers on the property.

However, fortunately, Sedge Wren is now prepared to proceed forward with Construction Plans having been submitted by this Firm. Sedge Wren, LLC plans to develop a storage facility with covered outdoor parking that is substantially similar to what was proposed in 2018 and agrees to continue the path laid forward with the criteria mentioned in the letter dated March 27, 2018 (Staff recommendations of CU-0322018). I have been working with Mr. Bedi and it was his recommendation that we formally request this extension at your Council Meeting on Thursday, January 12, 2023.

Please do not hesitate to contact me if there are any further questions or concerns.

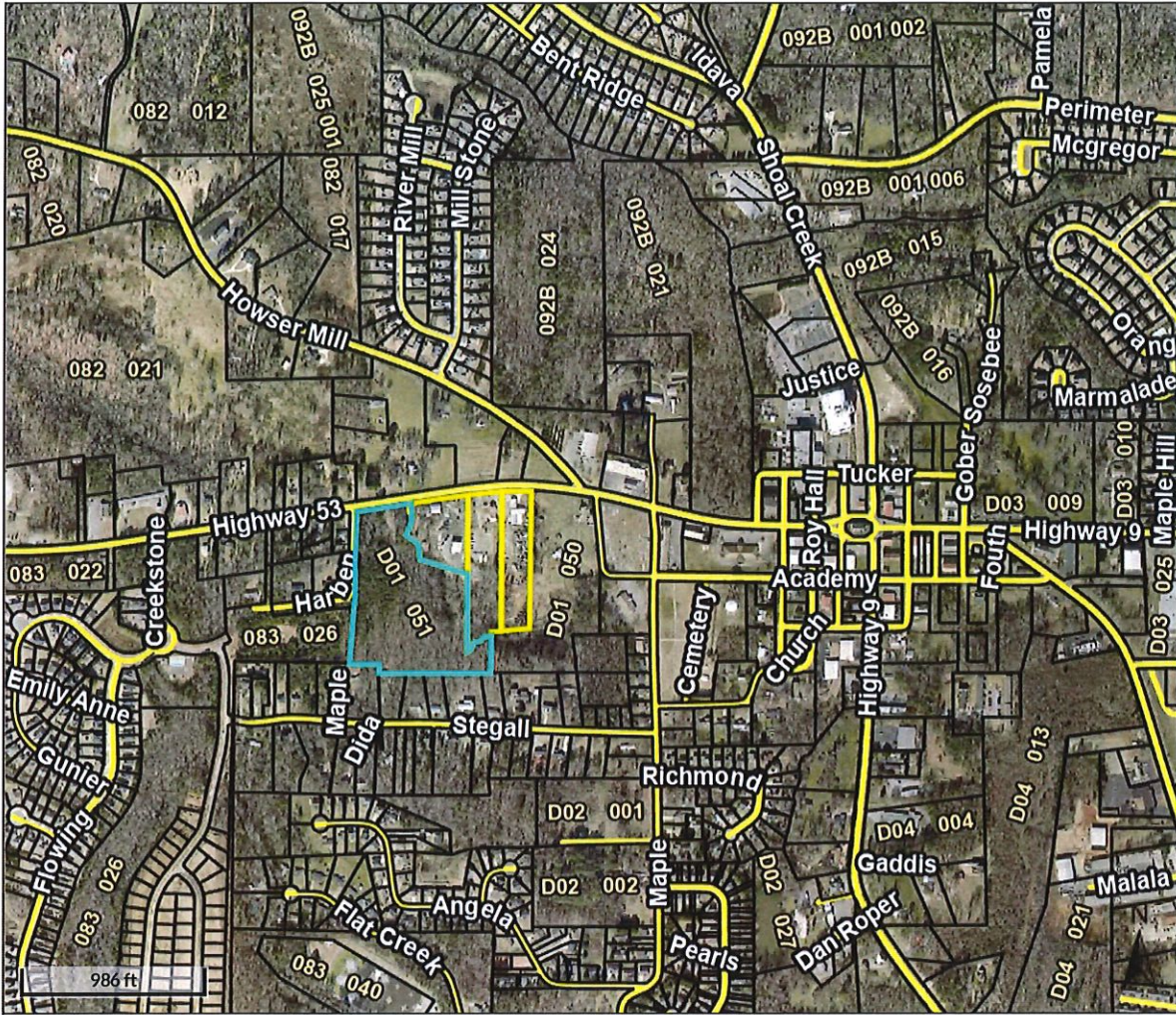
Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'C' followed by a horizontal line that tapers to the right.

Corey Guthrie







Overview



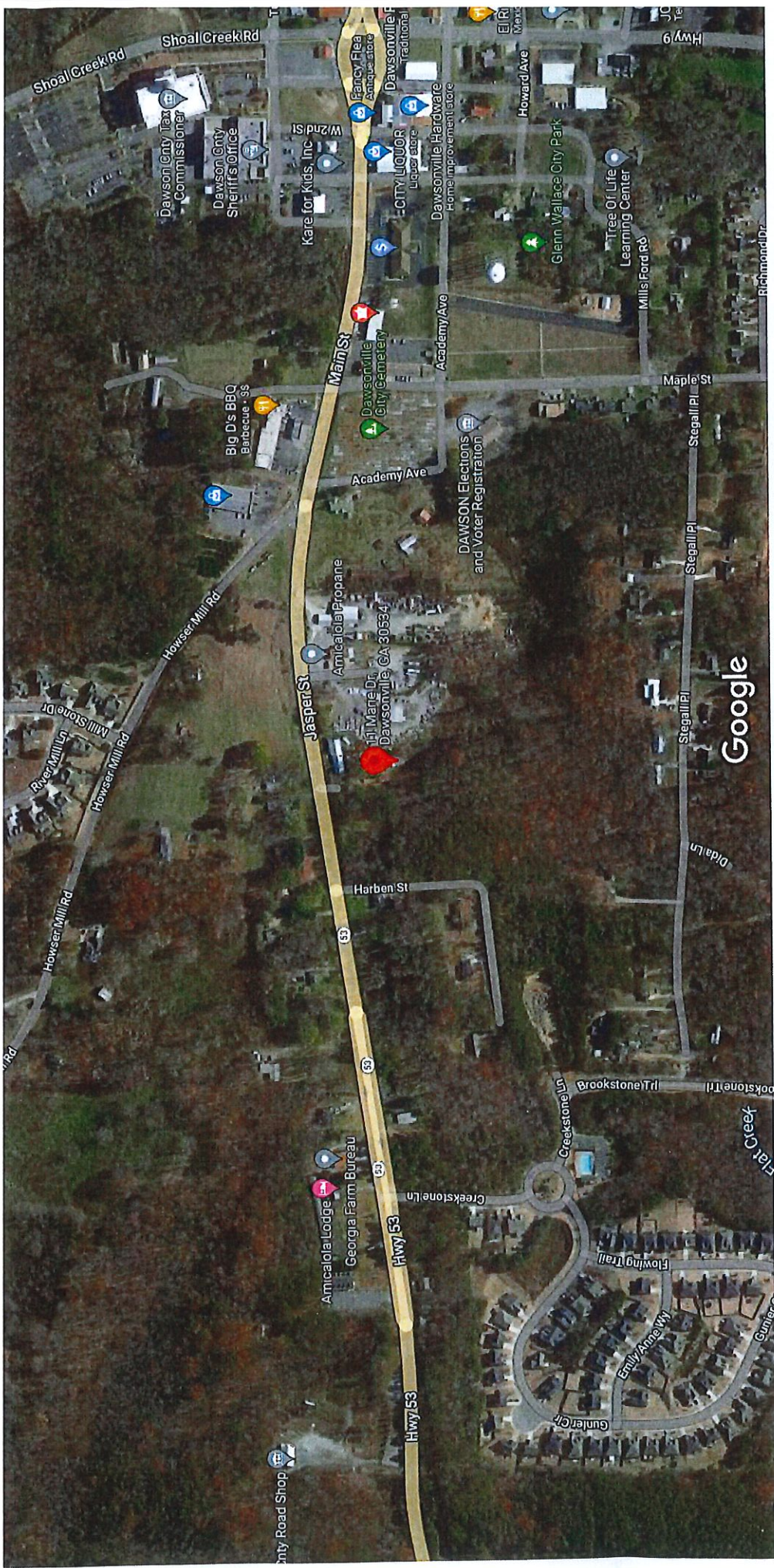
Legend



Parcel ID: D01 051  
Alt ID: 46  
Owner: SEDGE WREN DEVELOPMENT LLC  
Acres: 10.65  
Assessed Value: \$198600

Date created: 12/21/2022  
Last Data Uploaded: 12/20/2022 11:15:38 PM

Developed by  Schneider  
GEOSPATIAL





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 11

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SUBJECT: **BIDS - VEHICLE PURCHASES**

CITY COUNCIL MEETING DATE: 01/12/2023

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

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PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL FOR THE PURCHASE OF TWO 2023 CHEVROLET 2500 SILVERADOS IN THE AMOUNT OF \$49,072.00 EACH AND ONE 2023 CHEVROLET 1500 SILVERADO, 4WD, SHORT CREW IN THE AMOUNT OF \$50,527.00**

**FUNDING SOURCE(S): FY 2023 ENTERPRISE BUDGET, SPLOST VI AND SPLOST VII**

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HISTORY/ FACTS / ISSUES:

**THE FOLLOWING BIDS WERE OBTAINED FROM:**

- JOHN MEGEL CHEVROLET \$49,072.00 (2500 SILVERADO)
- JOHN MEGEL CHEVROLET \$50,527.00 (1500 SILVERADO)

**THE BIDS BELOW WERE OBTAINED BUT WE CANNOT ORDER OR GET THE VEHICLES**

- ED VOYLES DODGE \$52,089.00 (2500 TRADESMAN)
- ED VOYLES DODGE \$55,153.00 (1500 BIGHORN)

**COULD NOT OBTAIN BIDS FROM FORD; THEY CANNOT CURRENTLY ORDER ANY NEW VEHICLES**

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OPTIONS:

**APPROVE, DENY OR TABLE**

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RECOMMENDED SAMPLE MOTION:

**STAFF RECOMMENDS APPROVAL OF NEW VEHICLE PURCHASES**

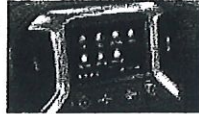
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REQUESTED BY: Jacob Barr, Utilities Operation Manager and  
Trampas Hansard, Public Works Director

**Standard**

\$0

(IOR) Chevrolet Infotainment 3 System with color touchscreen  
**Standard**



(KC9) 120-volt box-mounted power outlet  
**\$0**



(KI4) 120-volt power outlet  
**\$225**



(UD5) Front and Rear Park Assist  
**\$0**

**Total Vehicle and Options**

**\$52,085**

Destination Freight Charge

\$1,895

**\* Total Vehicle Price**

**\$53,980**

Total Cash Allowance[s]

-\$1,000

**Net Price**

**\$52,980±**

Total Included Price Discounts and Cash Allowances:

-\$1,000

**Standard Features**

Package Mechanical Interior Exterior Safety

**Package**

- Trailing Package
  - Trailer Hitch<sup>1</sup>
  - Trailing hitch platform
  - Includes a 2.5" receiver hitch (with 2" insert), 4-pin and 7-pin connectors
  - 7-wire electrical harness and 7-pin sealed connector for connecting your trailer's lights and brakes to your vehicle
  - May require additional optional equipment

<sup>1</sup> Before you buy a vehicle or use it for trailering, carefully review the trailering section of the owner's manual. The weight of passengers, cargo and options or accessories may reduce the amount you can tow.

**Mechanical**

- Durabed
  - Roll-formed high-strength steel
  - 12 standard cargo tie-downs
  - CornerStep Rear Bumper
- 6.6L V8 Gas engine
  - 401 hp [299 kW] @ 5200 rpm
  - 464 lb-ft of torque [629 N-m] @ 4000 rpm
  - 3.73 rear axle ratio
  - Paired with a 6-speed automatic transmission
  - Capless fuel fill
- 6-speed, heavy-duty, electronically controlled automatic transmission
  - Overdrive gear for smooth, efficient operation
  - Auto Grade Braking that automatically downshifts when needed to enable engine braking, helping to slow the vehicle on downhill grades and reduce brake wear (operates in Tow/Haul mode)
- 3.73 rear axle ratio
  - Requires a gas engine
- 10,450 lbs. GVWR
  - When properly equipped; includes weight of vehicle, passengers, cargo and equipment
- Heavy-Duty Air Filter
  - Thick construction helps to trap more dirt before it can enter the air intake
- Air filtration monitoring
  - Alerts the driver when the engine air filter needs replacement

SALE PRICE 48,480  
TOTAL FEES 592  
**TOTAL PRICE \$49,072**

- Electronic shift 2-speed transfer case with push button controls
  - System shift smoothly between drive settings to handle a variety of road conditions
  - 2WD High for most on-road and highway situations
  - 4WD High for snowy or wet roads when added traction is needed
  - 4WD Low for deep sand, mud or snow to provide maximum torque to all 4 wheels
  - Neutral
    - ONLY used for towing vehicle (Dinghy tow capability)- allows vehicle to roll freely
  - May require additional optional equipment
- Automatic locking rear differential
  - When the differential senses a significant difference in wheel speed, it locks to turn both rear wheels in unison for added traction
  - The Eaton® Locker senses a difference in wheel speed of approximately 100 rpm
- Four wheel drive
- External engine oil cooler
  - Heavy-duty air-to-oil cooler
  - Helps extend engine oil life under heavy loads
- External auxiliary transmission oil cooler
  - Heavy-duty air-to-oil cooler
  - Helps provides optimal transmission performance even when operating under a heavy load or towing a trailer
- Heavy-duty 720 cold-cranking amps battery
  - 80 Amp-hr
  - Maintenance-free with rundown protection and retained accessory power
- 170-amp alternator
- Fully boxed frame
  - Hydroformed front section
  - High-strength steel
- Black recovery hooks
  - Two front frame-mounted<sup>1</sup>

<sup>1</sup> To avoid the risk of injury, never use recovery hooks to tow a vehicle.
- Suspension Package
  - Designed to help maintain handling and ride quality while towing a trailer or carrying a load
- Steering
  - Recirculating Ball with smart flow power steering system
- 4-wheel antilock disc brakes
  - Help reduce wheel lockup and maintain steering control during hard braking on most slippery surfaces
  - DuraLife™ brake rotors feature a hardened surface to reduce corrosion and provide quieter braking with less vibration. DuraLife™ rotors are hardened and strengthened during the manufacturing process
  - Brake system features a corrosion-fighting process called Ferritic Nitro-Carburizing (FNC) which can double rotor life expectancy and reduce or minimize rust over non-FNC coated rotors
- Brake pad wear indicator
- Capless fuel fill
  - Creates a tight seal around the fuel-pump nozzle when the nozzle is fully inserted
  - Requires gasoline engine

#### Interior

- Chevrolet Infotainment 3 System with color touchscreen
  - AM/FM stereo
  - 7" diagonal color touchscreen<sup>1</sup> on Work Truck and Custom
  - 8" diagonal color touchscreen<sup>1</sup> on LT
  - Bluetooth®<sup>2</sup> audio streaming for 2 active devices for compatible phones
  - Apple CarPlay™ capability for compatible phones<sup>3</sup>
  - Android Auto™ capability for compatible phone<sup>4</sup>

<sup>1</sup> Functionality varies by model. Full functionality requires compatible Bluetooth® and smartphone, and USB connectivity for some devices.

<sup>2</sup> Go to [chevrolet.com/device-compatibility \(https://www.chevrolet.com/support/vehicle/smartphone-connections/bluetooth-wifi/device-compatibility\)](https://www.chevrolet.com/support/vehicle/smartphone-connections/bluetooth-wifi/device-compatibility) to find out which phones are compatible with the vehicle.

<sup>3</sup> Vehicle user interface is a product of Apple and its terms and privacy statements apply. Requires compatible iPhone and data plan rates apply. Apple CarPlay is a trademark of Apple Inc. Siri, iPhone and Apple Music are trademarks for Apple Inc, registered in the U.S. and other countries.

<sup>4</sup> Android Auto vehicle user interface is a product of Google and its terms and privacy statements apply. Requires the Android Auto app on Google Play and a compatible Android smartphone. Data plan rates apply. You can check which smartphones are compatible at

[g.co/androidauto/requirements](https://support.google.com/androidauto/requirements) ([https://support.google.com/androidauto/answer/6348019?hl=en&ref\\_topic=6106969](https://support.google.com/androidauto/answer/6348019?hl=en&ref_topic=6106969)). Android, Google Play and Android Auto are trademarks of Google LLC.

- 6-speaker audio system
  - Speakers are positioned throughout the cabin for outstanding sound quality and an enjoyable listening experience
- Bluetooth®
  - Pair your compatible mobile phone to your vehicle's infotainment system<sup>1</sup>
  - Place and receive hands-free phone calls
  - Store your phone's contact list in the system to place an outgoing call quickly using the touch-screen display or voice command system
  - With streaming audio capability, you can listen to files stored on your phone or Bluetooth digital media device

<sup>1</sup> Go to [chevrolet.com/device-compatibility](https://www.chevrolet.com/support/vehicle/smartphone-connections/bluetooth-wifi/device-compatibility) (<https://www.chevrolet.com/support/vehicle/smartphone-connections/bluetooth-wifi/device-compatibility>) to find out which phones are compatible with the vehicle. Full Bluetooth feature functionality varies by device, model, and software version.

- 40/20/40 split-bench front seat with covered armrest storage
    - Seating for up to 3
    - Center fold-down armrest with storage
  - Vinyl seat trim
  - 4-way manual driver seat
    - Can be positioned forward or back and up or down
  - 4-way manual front passenger seat
    - Can be positioned forward or back and up or down
  - 60/40 split-folding rear bench seat
    - Includes child seat top tether anchor
    - Can fold one or both sides up
  - Rubberized vinyl floor covering
    - Provides good traction and convenient cleanup
  - Steering wheel
  - Manual tilt steering column
    - Allows the steering wheel to be manually adjusted up or down
    - Provides extra comfort when entering or exiting the vehicle
    - Locking security feature
  - Instrumentation
    - 6-gauge cluster
    - Speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
  - 3.5" diagonal monochromatic Driver Information Center
  - Outside temperature display
    - Located in infotainment display
  - Rear Seat Reminder
    - Helps to remind the driver to check the back seat(s) before leaving the vehicle<sup>1</sup>
    - Activates when rear doors are opened and closed up to 10 minutes before or anytime while your vehicle is on
    - Under certain conditions, once the vehicle is switched off, designed to sound 5 audible chimes and display a visual message within the Driver Information Center
    - Activates only once each time the vehicle is turned on and off, and would require re-activation on a second trip
- <sup>1</sup> Does not detect people or items. Always check rear seat before exiting.
- Power windows with driver express-up/down
    - Quickly raises the window or lowers it with the touch of a button
    - If an obstruction is detected, the anti-pinch feature will auto-reverse
  - Power windows with front passenger express-down
    - Quickly lowers the window with the touch of a button
    - If an obstruction is detected, the anti-pinch feature will auto-reverse
  - Power windows with rear express-down
  - Power door locks
    - Programmable
    - Allows you to lock and unlock doors easily whether it's from the driver or front passenger seat or from outside using the key fob (when equipped)
  - USB ports
    - 2 located on instrument panel<sup>1</sup>
- <sup>1</sup> Not compatible with all devices.

- 12-volt auxiliary front power outlet
  - May require additional optional equipment
- Single-zone climate control
  - Maintains a selected temperature
  - Manual
- Rear air vents
  - Provides cabin comfort for rear occupants
- Inside rearview manual day/night mirror
  - Adjust the tilt of the mirror to help reduce glare during nighttime driving
- Assist handles
  - Front A-pillar mounted for Driver and Passenger
  - Rear B-pillar mounted

#### Exterior

- 17" steel painted Silver wheels
- 17" LT245/75R17E all-season, blackwall tires
- 17" LT245/75R17E all-season, blackwall spare tire
  - May require additional optional equipment
- Spare tire carrier lock
  - Helps keep spare tire secure
  - Utilizes the same key as the door and ignition
- Black front bumper
- Black rear bumper
  - With integrated CornerSteps
- CornerStep rear bumper
  - Helps make it easier to get into and out of the pickup bed
  - Located at each end of the rear bumper
  - Textured step pads to help provide secure footing
- Side BedStep
  - Black textured step pads help provide secure footing
  - Integrated on forward portion of outer bed on driver and passenger side to provide ease of access to forward portion of the bed
- Black beltline moldings
- Cargo tie-downs
  - 12-fixed rated at 500 lbs. per corner
- Grille (Front grille bar with "CHEVROLET" molded in Black, includes Black mesh inserts with small Gold bowtie emblem.)
- Halogen reflector headlamps
  - Includes automatic exterior lamp control
- Incandescent taillamps with stop and reverse lights
- Cab-mounted cargo area lamps
  - With switch in switch bank left of the steering wheel
  - Illuminates the cargo bed area
- Black outside vertical trailering mirrors
  - Lower convex mirrors
  - Manual folding/extending
  - Extends 3.31-inches
- Mirror caps, Black
- Solar-absorbing glass
  - Helps minimize the amount of solar rays entering the vehicle cabin
- Standard tailgate
- Tailgate and bed rail protection caps
- Locking tailgate
  - Tailgate locks and unlocks with the same key as the ignition and door
- Tailgate without EZ Lift
- Black door handles

#### Safety

- StabiliTrak, electronic stability control system with traction control
  - Automatically helps enhance control, particularly during emergency maneuvers, by adjusting the brakes and engine torque to help you stay on your intended path



- Activates when vehicle sensors detect a difference between the driver's intended path and the direction the vehicle is actually travelling
- Includes Traction Control that detects wheel slippage and applies brake pressure and/or reduces engine power to help the driver maintain control when accelerating on wet or snow-covered roads
- Includes Brake Assist which detects rapid brake pedal applications due to emergency braking situations and provides additional braking via the Antilock Brake System (ABS) module
- Includes Trailer Sway Control
- Hill Start Assist
- Daytime Running Lamps
  - Includes automatic exterior lamp control
- 6 airbags
  - Dual-stage frontal airbags for driver and front outboard passenger<sup>1</sup>
  - Seat-mounted side-impact airbags for driver and front outboard passenger<sup>1</sup>
  - Head-curtain airbags for outboard seating positions<sup>1</sup>
  - Includes front outboard Passenger Sensing System for frontal outboard passenger airbag and illuminates a status light that indicates whether the airbag is on or off<sup>1</sup>

<sup>1</sup> Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.
- Rear Vision Camera
  - Shows you an image of the area directly behind your vehicle when you're in Reverse at low speeds<sup>1</sup>
  - Dynamic guidelines laid over the display image assist in parking maneuvers by showing the vehicle's path
  - This may help you park and avoid nearby objects
  - Tailgate must be in the raised position for the Rear Vision Camera to operate properly

<sup>1</sup> Safety or driver assistance features are no substitute for the driver's responsibility to operate the vehicle in a safe manner. The driver should remain attentive to traffic, surroundings and road conditions at all times. Visibility, weather, and road conditions may affect feature performance. Read the vehicle's owner's manual for more important feature limitations and information.
- Hitch Guidance
  - Displays a guideline on the Rear Vision Camera view when you're in Reverse to help line up your hitch to your trailer<sup>1</sup>
  - When driving, Hitch Guidance allows you to briefly check your trailer using the Rear Vision Camera view

<sup>1</sup> Safety or driver assistance features are no substitute for the driver's responsibility to operate the vehicle in a safe manner. The driver should remain attentive to traffic, surroundings and road conditions at all times. Visibility, weather, and road conditions may affect feature performance. Read the vehicle's owner's manual for more important feature limitations and information.
- Seat Belt Adjustable Guide Loops
  - Front row only
- Teen Driver
  - This configurable feature lets you activate customizable vehicle settings associated with a key fob to help encourage better driving behavior<sup>1</sup>
  - It can limit certain vehicle features, and automatically turns on certain safety systems if vehicle is equipped
  - An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

<sup>1</sup> Safety or driver assistance features are no substitute for the driver's responsibility to operate the vehicle in a safe manner. The driver should remain attentive to traffic, surroundings and road conditions at all times. Visibility, weather, and road conditions may affect feature performance. Read the vehicle's owner's manual for more important feature limitations and information.
- Tire Pressure Monitoring System
  - Monitors the pressure in each tire and alerts you if there is a low-pressure condition in one or more of the tires<sup>1</sup>
  - Includes Tire Fill Alert<sup>1</sup>

<sup>1</sup> Does not monitor spare tire.
- **MSRP less incentives. Tax, title, license and dealer fees extra. Residency restrictions apply. Not available with some other offers. Must take new retail delivery by 01/03/2023. See dealer for details.**
- **MSRP excluding installation, taxes and wheel components (if applicable). Dealer prices may vary. Some accessories may require purchase of additional equipment and/or services. See dealer for details.**
- **MSRP excludes tax, title, license, dealer fees and optional equipment. See dealer for details.**





Bradley Scoggins  
JOHN MEGEL CHEVROLET, LLC

ATTENTION ALL USERS: When using Order Workbench (OWB), please DO NOT disable pop-up windows functionality. OWB uses pop-up windows to display business critical alerts, confirmations and warning messages while in transactions. For assistance, contact the OWB Help Desk at 1-888-337-1010. jvm010 Logout

ORDER WORKBENCH Main > Order Vehicles > Quick Order

- PLAN & FORECAST
- ORDER VEHICLES
- MANAGE INVENTORY
- LOCATE VEHICLES
- DELIVER VEHICLES
- REPORTS & TOOLS

### Quick Order



Enter BFC



BAC: 163843    BFC: 1    Name: JOHN MEGEL CHEVROLET, LLC

This page will allow you to quickly create and submit a preliminary order, request for order or stored configuration.

→ Load Autobook Order

→ Manage My Default Settings

#### RELATED LINKS

- View My Preliminary Orders
- Request for Order List
- View Stored Configurations
- View My Allocation and Constraints
- US On-Line Order/Reference Guide

Select Model Criteria \*indicates required field

Year\*: 2023    Division\*: CHEVROLET ALL    Distribution Entity\*: RET RETAIL

Allocation Group\*: CLDCRW    Order Type\*: SRE-Retail Sold

Model\*: CK10543 - 1500 Silverado: 4WD, Short Crew

Charge To BAC\*: 163843    Charge To BFC\*: 1    Quick Order Interactive mode: ON  OFF

Ship to BAC\*: 163843    Ship to BFC\*: 1    > Verify BAC

START QUICK ORDER

Options (12/12 completed)	Quantity / Other Info (2/2 completed)	Customer Info (7/7 completed)	Summary (0/0 completed)
------------------------------	--	----------------------------------	----------------------------

#### Summary Information

##### Model Information

Year:	2023	Division:	CHEVROLET ALL	Distribution Entity:	RET RETAIL
Allocation Group:	CLDCRW	Model:	CK10543	Order Type:	SRE-Retail Sold
Charge To BAC:	163843	Ship to BAC:	163843	Quantity:	1
Requested TPW:		Primary FAN:		End-User FAN:	
MSRP w/DFC†:	\$56,335.00	Invoice w/DFC†:	\$53,060.10	<b>SALE PRICE - 49,935</b>	
GMS w/DFC†:	\$51,309.50	Supplier w/DFC†:	\$53,360.10		

**589 DOC FEE**  
**3 GA LEMON LAW**  
**50,527 OUT THE DOOR**

##### Customer Information

Business Name: City of Dawsonville  
415 Hwy 53 E Ste 100  
Dawsonville    GA - GEORGIA    30534  
Phone: 706-265-3256  
Email:

##### Vehicle Specifications

PEG: 1LT - LT Preferred Equipment Group  
Primary Color: GAZ - Summit White  
H0U -  
Trim: 1WT/1LT/1SP/2LT/1FL/1LS-Cloth, Jet Black, Interior Trim

##### Additional Options

A2X - Power Seat Adjuster (Driver's Side)	AKO - Glass, Deep Tinted
AU3 - Power Door Locks	AVJ - Keyless Open & Keyless Start
A23 - Seats: Front 40/20/40 Split-Bench, Full Feature	B30 - Floor Covering: Carpet, Color Keyed
B59 - Remote Start Package	BTV - Remote Engine Starting Pkg

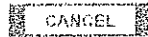
C49 - Defogger, Rear Window, Electric  
 CJ2 - Climate Control, Electronic - Multi-zone  
 E63 - Durabed  
 G80 - Auto Locking Differential, Rear  
 IOK - Chevrolet Infotainment, Enhanced connectivity 2.0  
 KA1 - Heated Seats, Front  
 KI3 - Heated Steering Wheel  
 KNP - Transmission Cooling System  
 L84 - Engine: 5.3L, EcoTec3 V-8, DI, Dynamic Fuel Mgt, V V T  
 PCL - 1LT/1SP/2LT Convenience 1 Package  
 PED - Chevy Safety Assist  
 Q5U - Wheels: 17" Bright Silver Painted Aluminum  
 QBR - Tire, Spare: 255/70 R17 All Season, Blackwall  
 QT5 - Tailgate Function--EZ Lift, Power Lock & Release  
 SAF - Spare Tire Lock  
 U2K - SiriusXM Satellite Radio (subscription)  
 UE1 - OnStar Communication System  
 UEU - Sensor, Forward Collision Alert  
 UHX - Lane Keep Assist/Departure Warning  
 UK3 - Radio Controls -Steering Wheel  
 UQF - Speaker System: Standard Sound System  
 UVB - Rear Vision Camera, HD  
 V76 - Recovery Hooks  
 VJH - Bumper, Rear, Chrome Slep  
 ZB2 - Trailing Package

CSY - GVW Rating 7100 Lbs  
 DLF - Mirrors, O/S: Power, Heated  
 FE9 - Federal Emissions  
 GU5 - Rear Axle: 3.23 Ratio  
 K34 - Cruise Control  
 KC4 - Cooler, Engine Oil  
 KI4 - 120 Volt Electrical Receptacle, In Cab  
 KW7 - Alternator, 170 AMP  
 MHT - 10-Speed Automatic  
 PDU - 1LT/1SP All-Star Edition  
 PRF - Remote Access Plan  
 QBN - Tires: 255/70 R17 All Season, Blackwall  
 QK1 - Standard Tailgate  
 RFQ - Focused Ordering Configuration  
 TQ5 - Headlamps, Intellibeam  
 UBI - 2-USBs, Second Row Charge/Data Ports  
 UE4 - Following Distance Indicator  
 UF2 - Lighting, Cargo Box, LED  
 UHY - Automatic Emergency Braking  
 UKJ - Sensor, Front Pedestrian Braking  
 UTJ - Theft Protection System, Unauthorized Entry  
 V46 - Bumper, Front, Chrome  
 VBJ - LPO - Under Seat Storage  
 YM8 - LPO Processing Option

(0/0 completed)

< PREVIOUS

NEXT >



† North American Order Workbench is intended solely for business use by GM Dealers. Pricing shown is for illustration purposes only. Refer to [GMPricing.com](http://GMPricing.com) for official GM Price schedules. GM pricing is subject to change by GM at anytime, without notice.

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ED VOYLES CHRYSLER JEEP DODGE  
 789 COBB PKWY S  
 MARIETTA, GA 300609222

Configuration Preview

Date Printed: 2022-12-06 11:06 AM  
 Estimated Ship Date:

VIN:  
 VON:

Quantity: 1  
 Status: BA - Pending order

**CAN NOT ORDER OR GET TRUCK**

Sold to:  
 ED VOYLES CHRYSLER JEEP DODGE (66999)  
 789 COBB PKWY S  
 MARIETTA, GA 300609222

Ship to:  
 ED VOYLES CHRYSLER JEEP DODGE (66999)  
 789 COBB PKWY S  
 MARIETTA, GA 300609222

Vehicle:

**2023 2500 TRADESMAN CREW CAB 4X4 (149 in WB 6 ft 4 in Box) (DJ7L91)**

	Sales Code	Description	MSRP(USD)	FWP(USD)
Model:	DJ7L91	2500 TRADESMAN CREW CAB 4X4 (149 in WB 6 ft 4 in Box)	51,225	48,407
Package:	2GA	Customer Preferred Package 2GA	0	0
	ESB	6.4L V8 Heavy Duty HEMI MDS Engine	0	0
	DFX	8-Spd Auto 8HP75-LCV Transmission	0	0
Paint/Seat/Trim:	PW7	Bright White Clear Coat	0	0
	APA	Monotone Paint	0	0
	*TX	HD Vinyl 40/20/40 Split Bench Seat	0	0
	-X8	Black/Diesel Gray	0	0
Options:	DSA	Anti-Spin Differential Rear Axle	495	456
	XEA	Tow Hooks	100	92
	XHC	Trailer Brake Control	395	364
	CLF	Mopar Front & Rear Rubber Floor Mats	150	139
	DK3	Elec Shift-On-The-Fly Transfer Case	295	272
	A61	Tradesman Level 1 Equipment Group	195	180
	4AJ	Connected Services Delete Credit	-250	-231
	5N6	Easy Order	0	0
	166	Zone 66-Orlando	0	0
	4EA	Sold Vehicle	0	0
Discounts:	YG2	5.2 Additional Gallons of Gas	0	15
Destination Fees:			1,895	1,895

= Restriction

Total Price: 54,500 <sup>51,589</sup>

MVO (+500)

Order Type: Retail  
 Scheduling Priority: 1-Sold Order  
 Salesperson:  
 Customer Name:  
 Customer Address:

PSP Month/Week:  
 Build Priority: 99

Instructions:

**\$52,089**  
 ++

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.

ED VOYLES CHRYSLER JEEP DODGE  
 789 COBB PKWY S  
 MARIETTA, GA 300609222

Configuration Preview

Date Printed: 2022-12-06 11:51 AM  
 Estimated Ship Date:

VIN:  
 VON:

Quantity: 1  
 Status: BA - Pending order

**CAN NOT ORDER OR GET TRUCK**

Sold to:  
 ED VOYLES CHRYSLER JEEP DODGE (66999)  
 789 COBB PKWY S  
 MARIETTA, GA 300609222

Ship to:  
 ED VOYLES CHRYSLER JEEP DODGE (66999)  
 789 COBB PKWY S  
 MARIETTA, GA 300609222

Vehicle: **2023 1500 BIGHORN - LONESTAR CREW 4X4 (144.5 in WB 5 ft 7 in Box) (DT6H98)**

	Sales Code	Description	MSRP(USD)	FWP(USD)
Model:	DT6H98	1500 BIGHORN - LONESTAR CREW 4X4 (144.5 in WB 5 ft 7 in Box)	49,125	46,619
Package:	27Z	Customer Preferred Package 27Z	0	0
	EZL	5.7L V8 HEMI MDS VVT eTorque Engine	2,995	2,756
	DFR	8-Spd Auto 8HP75 Trans	0	0
Paint/Seat/Trim:	PW7	Bright White Clear Coat	0	0
	APA	Monotone Paint	0	0
	*E1	Cloth Bench Seat	0	0
	-X8	Black/Diesel Gray	0	0
Options:	XHC	Trailer Brake Control	295	272
	DSA	Anti-Spin Differential Rear Axle	495	456
	UBL	Uconnect 5 Nav w 8.4" Display (USA)	815	749
	CLF	Mopar Front & Rear Rubber Floor Mats	160	148
	A62	Big Horn Level 1 Equipment Group	1,895	1,744
	5N6	Easy Order	0	0
	166	Zone 66-Orlando	0	0
	4EA	Sold Vehicle	0	0
Discounts:	3V1	Bighorn Level 1 Equip Pkg Savings	0	0
	YGE	5 Additional Gallons of Gas	0	14
Destination Fees:			1,895	1,895

Total Price: 57,675 54,653

M/G (+500)  


---

**\$55,153**  
 jtt

Order Type: Retail  
 Scheduling Priority: 1-Sold Order  
 Salesperson:  
 Customer Name:  
 Customer Address:

PSP Month/Week:  
 Build Priority: 99

Instructions:

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 12

---

SUBJECT: **RESOLUTION NO. R2023-01: FUNDS FOR HISTORIC RESOURCE SURVEY**

CITY COUNCIL MEETING DATE: JANUARY 12, 2023

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

- Funds Available from: \_\_\_\_\_ Annual Budget: \_\_\_\_\_ Capital Budget: Other \_\_\_\_\_  
 Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund: \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**APPROVAL OF RESOLUTION #R2023-01 OF THE CITY OF DAWSONVILLE TO APPLY FOR A HISTORICAL SURVEY GRANT FUNDS**

---

HISTORY/ FACTS / ISSUES:

- **HISTORIC PRESERVATION DIVISION RECOMMENDS HISTORIC RESOURCE SURVEYS BE DONE EVERY 10-15 YEARS.**
- **DAWSONVILLE LAST SURVEY WAS COMPLETED IN 1991.**
- **THE SURVEY CONDUCTED IN 2016 WAS NOT COMPLETED TO THE STANDARDS OF THE CLG PROGRAM.**

---

OPTIONS:

---

RECOMMENDED SAMPLE MOTION:

---


DEPARTMENT: Planning and Zoning

REQUESTED BY: Harmit Bedi



City of Dawsonville

DEPARTMENT OF PLANNING AND ZONING

**TO:** The Mayor and City Council  
**DATE:** January 12, 2023  
**CC:** Bob Bolz, City Manager  
**FROM:** Harmit Bedi, Director, Planning and Zoning   
**RE:** RESOLUTION – Funds for Historic Resource Survey  
Certified Local Government Status

Please find the attached RESOLUTION for the application for funds for the Historic Resource Survey from the Department of Community Affairs, Historic Preservation Division.

***Background:***

The Georgia Historic Preservation Division is required to periodically evaluate the Certified Local Governments (CLG) in Georgia to verify their continuous compliance with the requirements of the program. According to the 2022 report, the City was found to be out of compliance with the Georgia Certified Local Government Program. **(Copy of the Letter from DCA attached)**

The Historic Preservation Division recommends Historic Resource Surveys be done every 10-15 years. Dawsonville's last survey was completed in 1991. The survey conducted in 2016 was not completed to the standards of the CLG program.

In order to maintain CLG status, the City needs to conduct a new Historic Resource Survey. Interestingly, the City is eligible to apply for funds for a Historic Resource Survey. This is a 60%(Federal) / 40% (local) matching grant. As part of the application, a RESOLUTION is required.

**STAFF RECOMMENDATION:**

The staff request **Approval of the RESOLUTION- R2203-01.**

Thank you.



**RESOLUTION R2023-01**

**A RESOLUTION OF THE CITY OF DAWSONVILLE  
TO APPLY FOR A HISTORICAL SURVEY GRANT FUNDS**

**WHEREAS**, in every case, it is the intention of the City of Dawsonville to develop opportunities for the public good and general welfare of the citizens of Dawsonville and the State of Georgia; and

**WHEREAS**, the proposed historical survey project will provide benefits to residents of the City of Dawsonville and will assist in maintaining its Certified Local Government (CLG) status as well as identifying the historic resources that contribute to the character of the City; and

**WHEREAS**, the project will benefit historic preservation and tourism; and

**WHEREAS**, the financing of 60% of the project through the Historic Preservation Fund is critical to adequately addressing the needs of the survey; and

**WHEREAS**, the City of Dawsonville commits to funding 40% of the project if the funding is awarded; and

**BE IT THEREFORE RESOLVED** that the City of Dawsonville will seek 2023 Historic Preservation Funds from the Georgia Department of Natural Resources, Historic Preservation Division as a necessary funding component for this project

**THIS RESOLUTION** was passed by a vote of \_\_\_\_\_ to \_\_\_\_\_ at a regular meeting of the Mayor and Council on January 12, 2023.

**MAYOR AND DAWSONVILLE CITY COUNCIL**

By: \_\_\_\_\_  
Mike Eason, Mayor

\_\_\_\_\_  
Caleb Phillips, Councilmember Post 1

\_\_\_\_\_  
William Illg, Councilmember Post 2

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John Walden, Councilmember Post 3

---

Mark French, Councilmember Post 4

ATTEST:

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Beverly A. Banister, City Clerk

DRAFT

Brian P. Kemp  
Governor



Christopher Nunn  
Commissioner

Dawsonville  
Stacy Harris  
Zoning Administration Assistant  
415 HWY 53 East, STE 100  
Dawsonville, GA, 30534

**Re: 2022 Certified Local Government Evaluation Review**

Dear Ms. Stacy Harris,

Thank you for providing all the documentation requested for the 2022 Certified Local Government Evaluation Report. Dawsonville continues to grow and develop its historic preservation program and I look forward to working with you on those endeavors. I encourage City staff and members of the Historic Preservation Commission to continue to take advantage of training opportunities provided by the Historic Preservation Division, the Georgia Alliance of Preservation Commissions, and other preservation groups regionally and nationally.

The Georgia Historic Preservation Division (HPD) is required to periodically evaluate the Certified Local Governments in Georgia to verify their continued compliance with the requirements of the program. At the time of your 2022 evaluation report, Dawsonville was found to be **out of compliance** with the *Georgia Certified Local Government Program: Application and Procedures*. Dawsonville is considered a **Category I CLG** for grant purposes and is **only eligible for survey grants** until a new survey is completed.

Please do not hesitate to reach out to our office regarding this evaluation, the Certified Local Government Program, or other historic preservation matters. If we can be of further assistance, please contact our Certified Local Government Coordinator, Paige Jennings, at (404) 486 - 6442 or at [paige.jennings@dca.ga.gov](mailto:paige.jennings@dca.ga.gov).

Sincerely,

A handwritten signature in black ink that reads "Allison Asbrock".

Allison Asbrock  
Director, Office of Community and Technical Services  
Georgia Historic Preservation Division





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 13

---

SUBJECT: MODIFICATION REQUEST FOR MUSEUM ENTRANCE

CITY COUNCIL MEETING DATE: 01/12/2023

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO PRESENT A REQUEST FROM THE LESSEE OF THE DAWSONVILLE HISTORY MUSEUM TO MODIFY THE FRONT ENTRANCE AS PER THE LEASE REQUIREMENTS**

---

HISTORY/ FACTS / ISSUES:

- **PRESENTATION BY CINDY ELLIOTT**
  - **DETAILS ON MODIFICATION WILL BE PROVIDED AT THE MEETING**
- 

OPTIONS:

---

RECOMMENDED SAMPLE MOTION:

---

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 14

---

SUBJECT: 2022 DAWSONVILLE HISTORY MUSEUM ANNUAL REPORT

CITY COUNCIL MEETING DATE: 01/12/2023

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO PROVIDE THE ANNUAL REPORT FOR 2022 ON THE DAWSONVILLE HISTORY MUSEUM  
PRESENTED BY CINDY ELLIOTT**

---

HISTORY/ FACTS / ISSUES:

---

OPTIONS:

---

RECOMMENDED SAMPLE MOTION:

---

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 15

---

SUBJECT: \_\_\_\_\_ **STAFF REPORT: CITY MANAGER** \_\_\_\_\_

CITY COUNCIL MEETING DATE: 01/12/2023

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_ NA \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO PROVIDE PROJECT UPDATES**

---

HISTORY/ FACTS / ISSUES:

**SEE ATTACHED OUTLINE**

---

OPTIONS:

---

RECOMMENDED SAMPLE MOTION:

---

REQUESTED BY: Bob Bolz, City Manager

## CITY MANAGER REPORT

PREPARED JANUARY 4, 2023, FOR JANUARY 12, 2023 MEETING

**Mother Nature Challenges:** The record-breaking winter weather has been a great concern all week as both the Utility and Public Works Departments responded to the effects of sustained cold, sustained high and gusty winds and two chances of frozen precipitation. Public Works staff put brine on the road in preparation for two winter precipitation events, including the dusting of snow we received 12/26-27. They responded to a burst water line in the women's side of the Main Street Park rest room as well as some downed trees due to high winds for a total of 30 manhours beyond regularly scheduled work. The Utility Department was especially challenged with cold temperatures requiring special attention to all the water wells that included a power outage at well #111, attention to lift stations, wastewater ponds, daily manual cleanout of the bar screen at the WWTP, all in sub-freezing weather. They handled over 129 phone calls about burst lines cutting the water off to over 35 residences and over 15 commercial properties. On Christmas night the entire department responded until almost 11 PM to a low water alarm at the water tower near the cemetery. This required searching all city water lines and customers for unreported burst waterlines that were draining water. Gold Creek Foods had a burst 2" line and there were additional leaks found the care home on Memory Lane and numerous residences. Many residents were out of town and either we could see water pouring out from residences, calls to/from 911, or neighbors reported problems. Our new water meter system was a great help, but it only downloads every 24-hours and due to this weather cycle, that wasn't frequent enough. Commercial properties that were impacted by burst lines in addition to those above, included, United Community Bank, BOE Professional Development Center, BOE board annex on Allen Street, BOE Field House on Allen Street, Fajita Grill, county offices at the Fouts Building, county courthouse, and others. A total of about 87 hours beyond regularly scheduled work was required. Kudos to all these dedicated employees that left their own homes, some with weather-related problems of their own, to take care of our customers. That is the kind of staff the city has serving its citizens.

**Georgia Racing Hall Of Fame:** The cold weather caused water under the Winner's Circle to expand and push the sections of concrete up. While these have settled, we are seeking bids to remove all the concrete, add appropriate electrical needs, and replace the area as one poured concrete section. The use of the distillery and need for rest rooms to serve that specific area are being reviewed with staff, Cindy Elliott, and Jericho Design. We anticipate installing some new form of front doors that will allow cars to go in and out of the museum front so as not to need access to or through the distillery area. We are also evaluating rest room needs related to the distillery space.

**Key Card System:** The key card system installation is currently underway.

**Downtown Strategic Plan Grant from ARC:** The RFP has been released and posted on several outlets including the state procurement registry. It will be posted for 30-days.

**Distillery Update:** Cheryl Woods has almost finished removal and clean-up of the property and the final walk-thru is scheduled for January 6<sup>th</sup>. We are working with Cindy Elliott and Jericho Designs to ascertain the most efficient way for a new vendor to have rest room access.

**Water Meter Upgrade:** This project is complete and went live. The first day we identified and were able to let 16 residents know about leak problem. The daily downloads identify leaks and enable us to alert the customers so problems can be resolved.

**New Well, #112:** We received bids and can report that Prime Pump had the lowest bid at \$79,600.00 to drill the well. This is a bit lower than we anticipated. We will recommend to the City Council to award this bid. Once the well is approved, drilled and we know what the water flow rate is, we can then put the filter/pump system out to bid.

**Governor's Office of Planning & Budget Grant for Water System Infrastructure due to Population Increase:**

No news on the grant we applied for offered by the Governor's Office of OPD that can be awarded to municipalities experiencing significant population increases. The grant request totaled \$1,154,720.00 and would be used to cover the cost of drilling and setting up operation of the new well. The grant requires a 75-25 match; so, our portion would be \$285,000.00. We already had budgeted in our Enterprise Fund for the total amount. If awarded, this could represent a savings of up to \$896,220.00

**Comprehensive Plan:** Planning & Zoning Director Harmit Bedi has been spending a good deal of time developing and planning this project. He has spoken to each city commission seeking volunteers for the steering committee as well as several local citizens. This process should get underway with the first meeting in January.

**Impact Fees Study:** The Finance Administrator continues to gather information and provide to Georgia Mountain Regional Commission for the Impact Fee Study and staff are working to assemble the requested information.

**Wastewater Treatment Plant:** We await comments from USDA with regards to the package Turnipseed Engineering submitted for their permitting process and funding consideration. The project is also currently under EPD permitting review.

**Deputy Program with Sheriff's Office:** Deputy Jacob Champion has returned to his regular schedule which includes work every other weekend. They have hired our second officer, Corey Reemer, who continue his FTO program with Champion starting January 11<sup>th</sup>.

**Moonshine Festival & Annual Christmas Tree Lighting Special Event:** AAR's are scheduled with all respective parties for these two major events this month.

**Main Street Park Projects:**

- **Disc Golf:** Signs and maps have been installed.
- **Basketball Court & Pickleball Courts:** Bids for the grading portion of this project are to be opened December 6<sup>th</sup> with bids for just the grading, not court construction, ranging from \$134,250.00 to \$186,370.00. We are researching other option before making a recommendation to the City Council, including grading to a lessor standard.
- **Sidewalk to Main Street Park from Care Facility:** This project is complete. Much thanks to the Civitan Club for financing a portion of this addition.
- **Shade:** Staff continue researching shade for various locations in the park.
- **Skate Park Expansion:** Staff are estimating cost for expansion of this amenity.
- **Small Bathroom between Shelter #3 and Skate Park/Court Area:** We are working identify a modular rest room that can be set on site after grading and hooked up to utilities.



- **Stage:** Staff are researching the purchase of a hydraulic, mobile stage, similar to what we used at the tree lighting event. Since it is portable it can be set up and taken down in a few hours. This idea is opposed to an amphitheater. Our concerns for an amphitheater include cost, additionally facility would sit outside, weather, and possibly get vandalized. As we develop more research, we will present pros, cons, and a recommendation soon.
- **Dog Park:** Eagle Scout candidate Palmer Hartley has finished his project complete with obstacles for the dogs, signage, and an entry way. The sidewalk is complete and landscape work will start as soon as the ground dries out.
- **Bridge & Trail to Library:** EPD approved a culvert at the location where the bridge was to be constructed connecting Main Street Park to the library via walkway. The IGA was approved by the BOC on October 6<sup>th</sup>.
- **Geocaching Site:** Geocaching is a sport that is growing in popularity. There has existed a cache at the GRHOF for years. We have been approached by a volunteer geocaching enthusiast that wants to install and will maintain three sites, one in Main Street Park, one at the Dog Park, and one at Wallace Park. Staff have met with her, and we are awaiting her official proposal.
- **Splash Pad:** Research into the possibility of adding this amenity is underway. I will attach some 3-D renderings for four pads with cost estimates. These are for flow-through water not recycled.

**Old Cemetery to National Register of Historic Places:** Pre-pandemic, the city was working on getting the cemetery listed on the National Register of Historic Places. The process got put on hold due to the pandemic. Staff are working with Joe Rothwell at Georgia Mountain Regional Commission and have restarted this project.

**Leak Adjustments:** Leak Adjustment this month - 5.

Water \$430.58 Sewer \$670.27 Total \$1,100.85

**Calendar YTD \$17,794.09**

With regards to leak adjustments, we expect an incredibly high number after the multiple days of subfreezing weather. We are already getting requests for leak adjustments, and we haven't even billed the customers yet.

Also, there has been a rash of allegedly neighbors or youths running through several neighborhoods and turning people's water hoses on. Staff do not think this qualifies as a leak adjustment. We are telling homeowners to reach out to the Dawson County Sheriff's Office, as we have, to seek help with this problem. Perhaps put cameras on their property, cut offs or locks on their spigots, etc.



CITY OF DAWSONVILLE, GEORGIA  
GENERAL FUND  
July 1, 2022 - December 31, 2022

50%

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Taxes	\$ 2,163,050	\$ 1,217,567	56.29%
Licenses and permits	91,900	60,865	66.23%
Intergovernmental revenues	6,000	-	0.00%
Fees	256,975	58,494	22.76%
Other	796,326	102,596	12.88%
	<u>3,314,251</u>	<u>1,439,522</u>	<u>43.43%</u>
<b>EXPENDITURES</b>			
Department:			
Council	134,400	61,152	45.50%
Mayor	22,860	8,336	36.47%
Elections	15,000	-	0.00%
Administration	1,769,862	1,001,027	56.56%
City Hall building	163,694	63,366	38.71%
Animal control	1,536	100	6.51%
Roads	584,363	340,933	58.34%
Parks	65,528	63,143	96.36%
Planning and zoning	440,008	239,595	54.45%
Economic development	117,000	6,000	5.13%
	<u>3,314,251</u>	<u>1,783,652</u>	<u>53.82%</u>
<b>TOTAL REVENUES OVER EXPENDITURES</b>		(344,130)	
Transfer in From Reserves		<u>344,130</u>	
<b>NET CHANGE IN FUND BALANCE</b>		<u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA  
WATER, SEWER, AND GARBAGE FUND  
July 1, 2022 - December 31, 2022

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Water fees	\$ 800,000	\$ 399,004	49.88%
Sewer fees	900,000	464,608	51.62%
Garbage fees	230,200	123,039	53.45%
Miscellaneous	<u>357,683</u>	<u>202,194</u>	<u>56.53%</u>
Total revenues	<u>2,287,883</u>	<u>1,188,845</u>	<u>51.96%</u>
<b>EXPENDITURES</b>			
Depreciation	574,000	253,665	44.19%
Garbage service	230,200	105,908	46.01%
Group insurance	164,000	79,732	48.62%
Insurance	-	455	#DIV/0!
Interest	87,450	35,033	40.06%
Payroll taxes	31,000	15,410	49.71%
Professional	193,000	191,813	99.38%
Miscellaneous	149,311	53,493	35.83%
Repairs/supplies	229,000	87,921	38.39%
Retirement	24,000	12,214	50.89%
Salaries	355,672	205,865	57.88%
Technical services	77,000	44,351	57.60%
Utilities	<u>173,250</u>	<u>76,163</u>	<u>43.96%</u>
Total expenditures	<u>2,287,883</u>	<u>1,162,023</u>	<u>50.79%</u>
<b>INCOME (LOSS)</b>		<u><u>26,822</u></u>	

CITY OF DAWSONVILLE, GEORGIA  
 SPLOST VI  
 July 1, 2022 - December 31, 2022

**SPLOST VI**

	Budget	Actual	Percentage
<b>REVENUES</b>			
Taxes	-	-	#DIV/0!
Interest	100	366	366.00%
Other	42,900	-	0.00%
Total revenues	43,000	366	0.85%
<b>EXPENDITURES (Capital Outlays)</b>			
City hall acquisition	-	-	#DIV/0!
Roads and sidewalks	-	-	#DIV/0!
Public works equipment - roads	-	72,538	0.00%
Sewer projects	-	-	0.00%
Public works equipment - sewer	34,000	-	0.00%
Water projects	-	-	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	9,000	4,500	50.00%
Parks and recreation	-	-	0.00%
Total expenditures	43,000	77,038	179.16%
<b>TOTAL REVENUES OVER EXPENDITURES</b>		(76,672)	
Transfer in From Reserves		76,672	
<b>NET CHANGE IN FUND BALANCE</b>		-	

CITY OF DAWSONVILLE, GEORGIA  
 SPLOST VII  
 July 1, 2022 - December 31, 2022

**SPLOST VII**

	Budget	Actual	Percentage
<b>REVENUES</b>			
Taxes	1,599,900	572,804	35.80%
Interest	100	2,901	2901.00%
Other	-	-	0.00%
	1,600,000	575,705	35.98%
<b>EXPENDITURES (Capital Outlays)</b>			
City hall acquisition	-	-	#DIV/0!
Roads and sidewalks	-	-	#DIV/0!
Public works equipment - roads	-	-	0.00%
Land Acq. / Downtown	789,000	689,000	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects/Sewer Projects	677,000	-	0.00%
Public works equipment - water	34,000	-	0.00%
Farmers market	-	-	#DIV/0!
Parks and recreation	100,000	7,154	0.00%
	1,600,000	696,154	43.51%
<b>TOTAL REVENUES OVER EXPENDITURES</b>		(120,449)	
Transfer in From Reserves		120,449	
<b>NET CHANGE IN FUND BALANCE</b>		-	