

**MINUTES**  
**CITY COUNCIL REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, May 4, 2026**  
**5:00 P.M.**

---

1. **CALL TO ORDER:** Mayor John Walden called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Councilmember William Illg, Councilmember Caleb Phillips, Councilmember Sandy Sawyer, Councilmember Mark French, City Attorney Kevin Tallant, City Manager Jacob Evans, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utilities Director Russ Chambers, Finance Director Robin Gazaway and Planning and Zoning Admin Stacy Harris.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Illg.
4. **ANNOUNCEMENTS:** Mayor Walden announced early voting will continue through May 15<sup>th</sup> and encouraged the public to get out and vote; he reported the Main Street Park concert held on Saturday was a success and thanked all the sponsors and residents who came out; he announced the next Chat with the Mayor event will be held at City Hall on Tuesday, May 19, 2026 beginning at 6:00 pm and he also announced Thursday, May 7, 2026 is the National Day of Prayer and a group will be at City Hall to pray that day beginning at 2:00 pm.
5. **APPROVAL OF THE AGENDA:** Motion to amend the agenda to add item #12 Consideration of Final Plat Approval for Circuit Villas at Atlanta Motorsports Park made by S. Sawyer; second by W. Illg. Vote carried unanimously in favor.

Motion to approve the agenda as amended made by M. French; second by C. Phillips. Vote carried unanimously in favor.

6. **PUBLIC INPUT:** The following person spoke during public input:
  - Beth Duncan, 15 Prospectors Court, Dawsonville – She spoke regarding Item #10 on the agenda and provided a history about the HOA's concerns for the road prior to it ever being cut. She stated there were meetings, discussions and emails sharing their concerns and expectations for the road to be brought up to current city standards citing the city's ordinance. She further expressed that the HOA believes the ordinance should be the controlling authority and the city should take corrective action for the safety issue that has been created.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following item (a) made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.
  - a. Approve Minutes
    - Regular Meeting and Work Session held April 20, 2026
    - Executive Session held April 20, 2026
8. **PROCLAMATIONS:** Mayor Walden read the proclamations for Water Professionals Week, May 3 – May 9, 2026 and the 57<sup>th</sup> Annual Professional Municipal Clerk's Week, May 3 – May 9, 2026. The Mayor and Council thanked the staff.

## **BUSINESS**

9. **CONSIDERATION OF OVERNIGHT RV PARKING ON CITY PROPERTY:** Cindy Elliott spoke to the Council about a tourism opportunity to host RV Clubs who would visit the downtown area, spending their time and money here, in exchange for overnight accommodation. She is requesting to allow the RVs to park on the City's property overnight. Discussion occurred regarding where the RVs would park, how many RVs would be here and their sizes, potential days this would occur and liability concerns for the City. Mayor Walden instructed the Council that if they wanted to consider moving forward, Ms. Elliott could gather more information and return to the Council with the specifics and dates to be considered for approval; Council agreed.
10. **GOLD CREEK DRIVE UPDATES:** Mayor Walden briefly reviewed the history of the Council's direction regarding Gold Creek Drive and suggested painting lines on the road in the meantime to address any safety issues. Discussion occurred regarding another option for fixing the area in the road, however, the property owner would need to permit the City to survey and evaluate the road to determine the cost. The property owner, Mike Turner, reported he worked with his attorney and the City's attorney to negotiate an agreement to allow the City access to the property, but it was not

**MINUTES**  
**CITY COUNCIL REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, May 4, 2026**  
**5:00 P.M.**

---

executed. Councilmember Phillips suggested moving forward with obtaining access to the property to see what can be done. Councilmember French noted for the record, his employer lives on Gold Creek drive along with an additional 90+ residents and he is not representing his employer but the district he serves and the city residents in the area. Councilmember French also stated he feels if the ordinance was not upheld by one of the City's employees, the City has an obligation to accept responsibility and make it right. The Council directed the staff to work towards finalizing the agreement for access to the property, determining available options and cost.

- 11. DOG PARK UPGRADES:** Motion to approve the dog park updates which include the purchase and installation of water fountains, concrete pads with stamped impressions and the purchase and installation of two shade structures for up to \$60,000.00 to various vendors to be paid out of impact fees made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.
- 12. CONSIDERATION OF FINAL PLAT APPROVAL FOR CIRCUIT VILLAS AT ATLANTA MOTORSPORTS PARK:** Motion made by W. Illg to approve the final plat for Circuit Villas at Atlanta Motorsports Park with the following stipulations:
  - a. Certificates of Occupancy will be issued for the first fifteen (15) units only until the private wastewater treatment plant becomes operational; and
  - b. To install a gate at the start of the driveway

Second by C. Phillips. Councilmember French stated his employer is buying one of the units in this area at AMP; he checked with legal regarding his ability to vote and determined there would be no conflict and wanted that stated for the record. Vote carried unanimously in favor. (Exhibit "A")

#### **MAYOR AND COUNCIL REPORTS**

Councilmember French appreciates the email Mayor Walden sent out late last week, expressing its timeliness. Mayor Walden congratulated the DCHS boy's baseball team for their season. Councilmember Sawyer expressed her congratulations also and wished the girls' soccer team luck as they play in the Elite 8 this evening. Councilmember French stated the ribbon cutting for the new health department was great and the facility is much needed; he thanked Dr. Anderson for his contribution. Mayor Walden thanked his wife for twenty-five years of marriage and appreciates her support and love, especially in his role as Mayor.

#### **EXECUTIVE SESSION**

At 5:38 p.m. a motion to close regular session and go into executive session for pending/potential litigation, real estate acquisition and/or personnel was made by W. Illg; second by M. French. Vote carried unanimously in favor.

At 6:11 p.m. a motion to close executive session was made by M. French; second by W. Illg. Vote carried unanimously in favor 3-0 (French, Illg, Phillips: Councilmember Sawyer left the meeting at 5:53 p.m.)

Motion to resume regular session was made by M. French; second by C. Phillips. Vote carried unanimously in favor. (3-0)

#### **ADJOURNMENT**

At 6:13 p.m. a motion to adjourn the meeting was made by C. Phillips; second by W. Illg. Vote carried unanimously in favor. (3-0)

*(signatures on following page)*

MINUTES  
CITY COUNCIL REGULAR MEETING  
G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor  
Monday, May 4, 2026  
5:00 P.M.

*Approved on this 18<sup>th</sup> day of May, 2026*

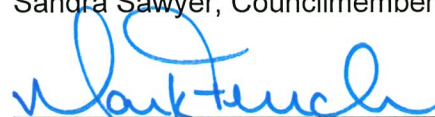
By: CITY OF DAWSONVILLE

  
\_\_\_\_\_  
John Walden, Mayor

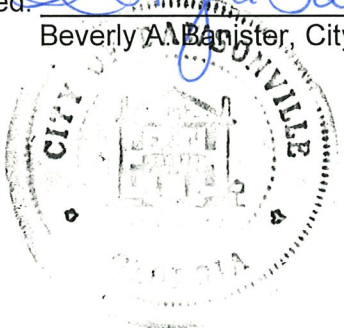
  
\_\_\_\_\_  
Caleb Phillips, Councilmember Post 1

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

  
\_\_\_\_\_  
Sandra Sawyer, Councilmember Post 3

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

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



STATE OF GEORGIA  
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor John Walden, Councilmember Caleb Phillips, Councilmember William Illg, Councilmember Sandra Sawyer 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 May 4, 2026.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 538 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 4<sup>th</sup> day, of May 2026; By the City of Dawsonville, Mayor and Council:

  
\_\_\_\_\_  
John Walden, Mayor

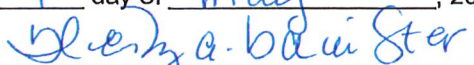
  
\_\_\_\_\_  
Caleb Phillips, Councilmember Post #1

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

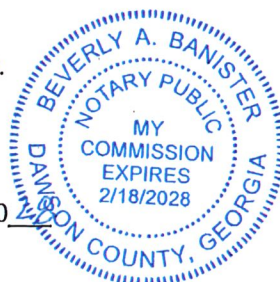
  
\_\_\_\_\_  
Sandra Sawyer, Councilmember Post #3

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

Sworn to and subscribed before me this  
4 day of May, 2026.

  
\_\_\_\_\_  
Signature, Notary Public

My Commission expires: Feb 18, 2028





**ALL NOTES:**  
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, 1981 AND THE SURVEYING REGULATIONS, 1982.  
 2. THE SURVEY WAS CONDUCTED ON THE 15th DAY OF APRIL 2014.  
 3. THE SURVEY WAS CONDUCTED BY THE SURVEYOR GENERAL, WEST BENGAL.  
 4. THE SURVEY WAS CONDUCTED AT THE SITE OF THE PROJECT.  
 5. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE REPRESENTATIVE OF THE CLIENT.  
 6. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE REPRESENTATIVE OF THE LOCAL AUTHORITY.  
 7. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE REPRESENTATIVE OF THE ADJACENT OWNERS.  
 8. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE REPRESENTATIVE OF THE ADJACENT OWNERS.  
 9. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE REPRESENTATIVE OF THE ADJACENT OWNERS.  
 10. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE REPRESENTATIVE OF THE ADJACENT OWNERS.



**Surveyor:**  
 Name: Arun K. Bhattacharya  
 Designation: Surveyor  
 Office: Surveying Department  
 Government of West Bengal  
 Kolkata, West Bengal  
 India

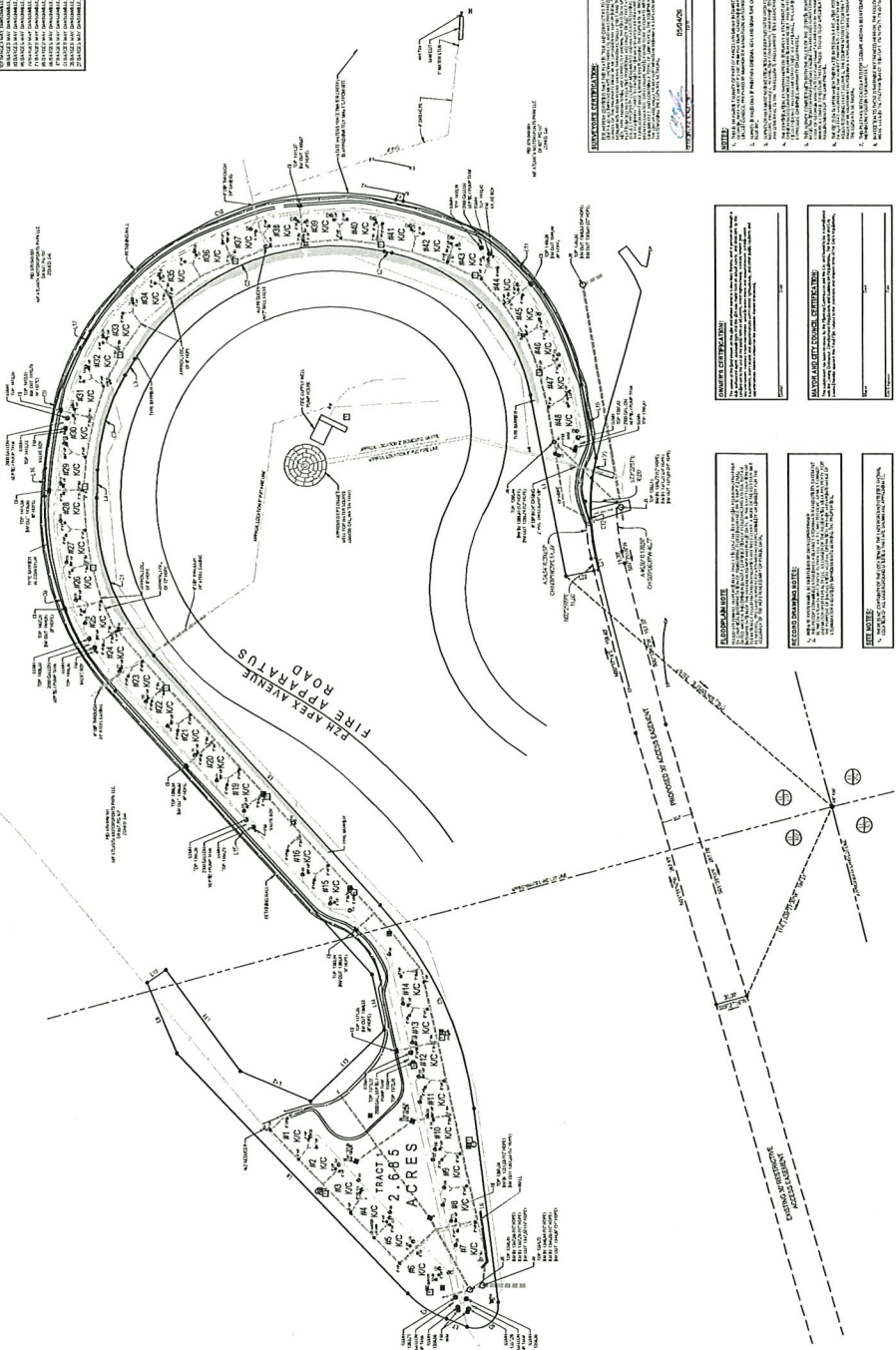
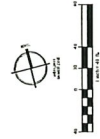
Particulars	Amount
Survey Fee	10000.00
Field Work	5000.00
Office Work	5000.00
Printing & Stationery	1000.00
Travel	1000.00
Other	1000.00
<b>Total</b>	<b>27000.00</b>

**Land Surveyors**  
 PPS Land Surveyors  
 10/10, Park Road, Kolkata  
 West Bengal, India

**SCALE:**  
 1:1000  
 1 cm = 10 m

**DATE OF SURVEY:**  
 15/04/2014

**Sheet No.:**  
 A-1111 Survey



Plot No.	Area (sq. m)	Area (sq. ft)	Area (acres)
1	1000.00	11960.00	0.29
2	1000.00	11960.00	0.29
3	1000.00	11960.00	0.29
4	1000.00	11960.00	0.29
5	1000.00	11960.00	0.29
6	1000.00	11960.00	0.29
7	1000.00	11960.00	0.29
8	1000.00	11960.00	0.29
9	1000.00	11960.00	0.29
10	1000.00	11960.00	0.29
11	1000.00	11960.00	0.29
12	1000.00	11960.00	0.29
13	1000.00	11960.00	0.29
14	1000.00	11960.00	0.29
15	1000.00	11960.00	0.29
16	1000.00	11960.00	0.29
17	1000.00	11960.00	0.29
18	1000.00	11960.00	0.29
19	1000.00	11960.00	0.29
20	1000.00	11960.00	0.29
21	1000.00	11960.00	0.29
22	1000.00	11960.00	0.29
23	1000.00	11960.00	0.29
24	1000.00	11960.00	0.29
25	1000.00	11960.00	0.29
26	1000.00	11960.00	0.29
27	1000.00	11960.00	0.29
28	1000.00	11960.00	0.29
29	1000.00	11960.00	0.29
30	1000.00	11960.00	0.29
31	1000.00	11960.00	0.29
32	1000.00	11960.00	0.29
33	1000.00	11960.00	0.29
34	1000.00	11960.00	0.29
35	1000.00	11960.00	0.29
36	1000.00	11960.00	0.29
37	1000.00	11960.00	0.29
38	1000.00	11960.00	0.29
39	1000.00	11960.00	0.29
40	1000.00	11960.00	0.29
41	1000.00	11960.00	0.29
42	1000.00	11960.00	0.29
43	1000.00	11960.00	0.29
44	1000.00	11960.00	0.29
45	1000.00	11960.00	0.29
46	1000.00	11960.00	0.29
47	1000.00	11960.00	0.29
48	1000.00	11960.00	0.29
49	1000.00	11960.00	0.29
50	1000.00	11960.00	0.29
51	1000.00	11960.00	0.29
52	1000.00	11960.00	0.29
53	1000.00	11960.00	0.29
54	1000.00	11960.00	0.29
55	1000.00	11960.00	0.29
56	1000.00	11960.00	0.29
57	1000.00	11960.00	0.29
58	1000.00	11960.00	0.29
59	1000.00	11960.00	0.29
60	1000.00	11960.00	0.29
61	1000.00	11960.00	0.29
62	1000.00	11960.00	0.29
63	1000.00	11960.00	0.29
64	1000.00	11960.00	0.29
65	1000.00	11960.00	0.29
66	1000.00	11960.00	0.29
67	1000.00	11960.00	0.29
68	1000.00	11960.00	0.29
69	1000.00	11960.00	0.29
70	1000.00	11960.00	0.29
71	1000.00	11960.00	0.29
72	1000.00	11960.00	0.29
73	1000.00	11960.00	0.29
74	1000.00	11960.00	0.29
75	1000.00	11960.00	0.29
76	1000.00	11960.00	0.29
77	1000.00	11960.00	0.29
78	1000.00	11960.00	0.29
79	1000.00	11960.00	0.29
80	1000.00	11960.00	0.29
81	1000.00	11960.00	0.29
82	1000.00	11960.00	0.29
83	1000.00	11960.00	0.29
84	1000.00	11960.00	0.29
85	1000.00	11960.00	0.29
86	1000.00	11960.00	0.29
87	1000.00	11960.00	0.29
88	1000.00	11960.00	0.29
89	1000.00	11960.00	0.29
90	1000.00	11960.00	0.29
91	1000.00	11960.00	0.29
92	1000.00	11960.00	0.29
93	1000.00	11960.00	0.29
94	1000.00	11960.00	0.29
95	1000.00	11960.00	0.29
96	1000.00	11960.00	0.29
97	1000.00	11960.00	0.29
98	1000.00	11960.00	0.29
99	1000.00	11960.00	0.29
100	1000.00	11960.00	0.29

Symbol	Description
○	Well
●	Water Tank
□	Open Field
▨	Plantation
▩	Barren Land
▧	Forest
▦	Water Body
▥	Highway
▤	Road
▣	Canal
▢	Field
□	Barren Land
■	Water Body
▟	Highway
▞	Road
▝	Canal
▜	Field
▛	Barren Land
▚	Water Body
▙	Highway
▘	Road
▗	Canal
▖	Field
▕	Barren Land
▔	Water Body
▓	Highway
▒	Road
░	Canal
▐	Field
▏	Barren Land
▍	Water Body
▌	Highway
▋	Road
▊	Canal
▉	Field
█	Barren Land
▇	Water Body
▆	Highway
▅	Road
▄	Canal
▃	Field
▂	Barren Land
▁	Water Body

Exhibit "A"