

MINUTES
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, June 1, 2026
5:00 P.M.

1. **CALL TO ORDER:** Mayor John Walden called the meeting to order at 5:08 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 Phillips.
4. **ANNOUNCEMENTS:** City Manager Evans announced Food Truck Friday is this Friday, June 5th from 5:00 – 8:00 p.m. Councilmember Sawyer announced the Celebrity Breakfast event benefitting Family Connection is also this Friday, June 5th beginning at 7:30 a.m. at Longhorn Steakhouse.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as submitted made by W. Illg; second by M. French. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** None
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a-b) made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting and Work Session held May 18, 2026
 - b. Approve 2026 Mayors Leadership Academy – *Expenses include registration, training, lodging, per diem and mileage totaling approximately \$2,080 for Mayor Walden*
8. **PROCLAMATION: CPR AWARENESS WEEK, JUNE 1 – 7, 2026:** Mayor Walden read the proclamation. Katie Holmes was present to receive the proclamation and spoke briefly about the importance of CPR Awareness

PUBLIC HEARING

9. **PROPOSED FY 2026-2027 BUDGET:** Motion to open the public hearing made by M. French; second by S. Sawyer. Vote carried unanimously in favor. Mayor Walden conducted the public hearing. No one spoke in favor of or opposition to the proposed budget. Motion to close the public hearing made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

BUSINESS

10. **DAWSON COUNTY CHAMBER OF COMMERCE PRESENTATION:** Mandy Power provided information to the City Council regarding the promotion of City activities, tourism and businesses by the Chamber of Commerce.
11. **RESOLUTION NO. R2026-02: RESOLUTION TO EXTEND A MORATORIUM FOR A PERIOD OF SIX MONTHS ON THE ACCEPTANCE OF ALL COMMERCIAL AND RESIDENTIAL ZONING AND RE-ZONING APPLICATIONS WHILE THE CITY CONSIDERS CHANGES TO ITS ZONING ORDINANCE AND DEVELOPMENT REGULATIONS:** Motion to approve Resolution No. R2026-02 as presented made by W. Illg; second by M. French. Vote carried three in favor (Illg, French, Sawyer) with one opposed (Phillips). (Exhibit "A")
12. **ORDINANCE NO. 02-2026: AN ORDINANCE TO AMEND SECTION 2-110 TO PROVIDE FOR NEW RATES FOR WATER AND SEWER SERVICE; AND FOR OTHER PURPOSES. FIRST READING: JUNE 1, 2026; SECOND READING AND CONSIDERATION TO ADOPT: JUNE 15, 2026:** Attorney Tallant read the first reading of Ordinance No. 02-2026.
13. **REQUEST TO AWARD BID: ANNUAL WATER TANK MAINTENANCE:** Motion to award RFP 2026-04 to American Tank Maintenance and to approve the agreements for annual water tank maintenance made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.
14. **REQUEST TO AWARD BID: ROADWAY REHABILITATION PROJECT:** Motion to award Bid #26-01 to Blount Construction for \$512,266.24 to be paid out of SPLOST VII made by C. Phillips; second by S. Sawyer. Vote carried unanimously in favor.

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- 15. CONSIDERATION OF PROPOSAL FROM BM&K CONSTRUCTION & ENGINEERING FIRM:**
Motion to approve the proposal from BM&K for the engineering, construction engineering and inspection for Robinson Road, Elliott Village and Georges Place roadway rehabilitation project in the amount of \$73,188.00 to be paid out of TSPLOST made by M. French; second by C. Phillips. Vote carried unanimously in favor.

EXECUTIVE SESSION

At 5:45 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 S. Sawyer. Vote carried unanimously in favor.

At 6:38 p.m. a motion to close executive session was made by M. French; second by W. Illg. Vote carried unanimously in favor.

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

ADJOURNMENT

At 6:40 p.m. a motion to adjourn the meeting was made by C. Phillips; second by M. French. Vote carried unanimously in favor.

Approved on this 15th day of June, 2026

By: CITY OF DAWSONVILLE



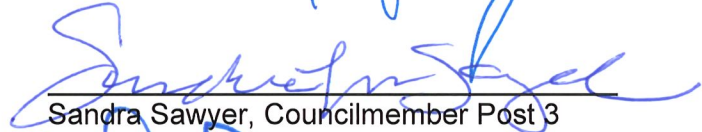
John Walden, Mayor

absent

Caleb Phillips, Councilmember Post 1




William Illg, Councilmember Post 2



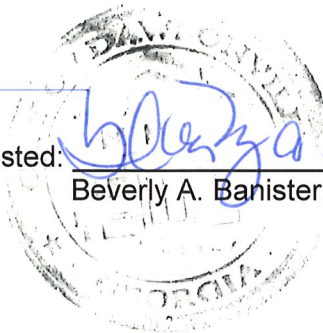
Sandra Sawyer, Councilmember Post 3



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 June 1, 2026.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 5⁴⁵ 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 1st day, of June 2026; By the City of Dawsonville, Mayor and Council:


John Walden, Mayor


Caleb Phillips, Councilmember Post #1


William Illg, Councilmember Post #2

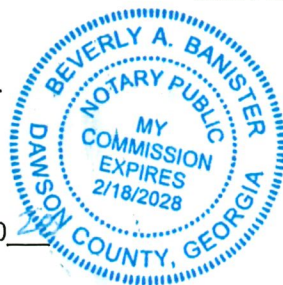

Sandra Sawyer, Councilmember Post #3


Mark French, Councilmember Post #4

Sworn to and subscribed before me this
1 day of June, 2026.


Signature, Notary Public

My Commission expires: Feb 18, 2027



STATE OF GEORGIA
CITY OF DAWSONVILLE

RESOLUTION NO. R2026-02

RESOLUTION TO EXTEND A MORATORIUM FOR A PERIOD OF SIX MONTHS ON THE ACCEPTANCE OF ALL COMMERCIAL AND RESIDENTIAL ZONING AND RE-ZONING APPLICATIONS WHILE THE CITY CONSIDERS CHANGES TO ITS ZONING ORDINANCE AND DEVELOPMENT REGULATIONS

WHEREAS, recent development trends in the City of Dawsonville (hereinafter referred to as "City") suggest that current trends for commercial and residential district use may not be adequately addressed by the current City Zoning Ordinance; and

WHEREAS, the City Council of Dawsonville, Georgia (hereinafter referred to as "Council") is vested with substantial powers, rights and functions to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the City; and

WHEREAS, Georgia law recognizes that local governments may impose moratoria on zoning decisions, building permits, and other development approvals where exigent circumstances warrant the same, pursuant to the case law found at Taylor v. Shetzen, 212 Ga. 101, 90 S.E.2d 572 (1955); Lawson v. Macon, 214 Ga. 278, 104 S.E.2d 425 (1958); and City of Roswell et al v. Outdoor Systems, Inc., 274 Ga. 130, 549 S.E.2d 90 (2001); and

WHEREAS, the Georgia Supreme Court, in the case of DeKalb County v. Townsend, 243 Ga. 80 (1979), held that, "To justify a moratorium, it must appear first, that the interests of the public generally, as distinguished from those of a particular class, require such interference; and second, that the means are reasonably necessary for the accomplishment of the purpose, and not unduly oppressive upon individuals." The Council has found that the interests of the public necessitate the enactment of a moratorium for health, safety, morals and general welfare purposes by means which are reasonable and not unduly oppressive; and

WHEREAS, the Council therefore considers it paramount that land use regulation continues in the most orderly and predictable fashion with the least amount of disturbance to landowners and to the citizens of the City. The Council has always had a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics and the general welfare of the community; and in particular the lessening of congestion on City roads, security of the public from crime and other dangers, promotion of health and general welfare of its citizens, protection of the aesthetic qualities of the City including access to air and light, and facilitation of the adequate provision of transportation and other public requirements; and

WHEREAS, it is the belief of the Council that the concept of "public welfare" is broad and inclusive; that the values it represents are spiritual as well as physical, aesthetic as well as monetary; and that it is within the power of the Council "to determine that a community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled," Berman v. Parker, 348 U.S. 26, 75 S.Ct. 98 (1954). It is also the opinion of the Council

that "general welfare" includes the valid public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of resources, enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services, and the preservation of the resources of the City; and

WHEREAS, the Council is, and has been interested in developing a cohesive and coherent policy regarding residential and commercial growth and zoning in the City, and have intended to promote community development through stability, predictability and balanced growth which will further the prosperity of the City as a whole; and

WHEREAS, the City has done substantial work to review and evaluate possible revisions to its City Zoning Ordinance over the past several months; and

WHEREAS, the City is currently drafting, revising and evaluating changes to the City Zoning Ordinance and development regulations with respect to the regulation of commercial and residential development so as to address current development trends; and

WHEREAS, the City the goal of this revision process is to explore ways to harmonize and streamline the ordinances and regulations of the City which concern land use and development, as well as address any perceived conflicts or perceived inconsistencies, and to overall make the land use portions of the Code of the City of Dawsonville more accessible to the public;

WHEREAS, the efforts to this point have identified multiple ways in which the City needs to consider zoning and land use ordinance revisions;

WHEREAS, the City has determined that the acceptance of additional zoning or rezoning applications before these revisions can be considered poses a significant risk of detriment to the City, its citizens, businesses and the public welfare in general, and that immediate action is needed in order to address this potential harm;

WHEREAS, it is in the best interest of the citizens of the City to place a moratorium on the acceptance of applications for residential and commercial initial zonings and re-zonings until the review is completed, and changes to the City's zoning and land use ordinances, if any, are enacted; and

WHEREAS, the City previously enacted a moratorium for this purpose and process, but needs additional time now that the potential revisions have been identified, to complete the review and revision process.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DAWSONVILLE, GEORGIA, in regular meeting assembled and pursuant to lawful authority thereof, as follows:

1. In order to adequately study said issues and any zoning ordinance amendments determined to be required, the Council finds as follows: the zoning ordinance and comprehensive land use plan require review as they relate to commercial and residential zones; substantial detriment and irreparable harm may result if revision of commercial and residential zoning ordinances is needed and not implemented; said review of the ordinance and plan requires that a cessation of limited duration of accepting zoning and

rezoning applications be implemented, with regard to all commercial and residential developments; and it is necessary and in the public's interest to delay, for a reasonable and finite period of time, the acceptance of any applications for such developments to ensure that the design, development, and location are consistent with the long-term planning objectives of the City.

2. The currently in place moratorium is hereby replaced as contemplated in the original passage of the moratorium, with this moratorium on the acceptance by the City of all zoning or rezoning applications for the development of commercial and residential developments as provided for under the zoning ordinance of the City.
3. The moratoria described in this resolution shall expire on the earlier of:
 - a. Tuesday, December 8, 2026;
 - b. A subsequent vote of the Council of the City of Dawsonville, Georgia, repealing or replacing the moratoria described in this Resolution.
4. This moratorium shall have no effect upon:
 - a. Applications for rezonings filed before the effective date of this Resolution;
 - b. Development of properties already zoned in the City prior to the enactment of this Resolution;
 - c. The acceptance of an application for a variance as authorized by the Code of the City of Dawsonville on property for which no rezoning is sought;
 - d. The acceptance of an application for annexation into the corporate limits of the City of Dawsonville, provided, however, that the applicant for annexation seeks for the property so annexed to be zoned either R-1 (Restricted Single Family Residential) or AP (Annexed Property) upon annexation.
5. It is hereby declared to be the intention of the Council that all sections, paragraphs, sentences, clauses and phrases of this Resolution are and were, upon their enactment, believed by the Council to be fully valid, enforceable and constitutional. It is hereby declared to be the intention of the Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase therein. It is hereby further declared to be the intention of the Council, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution. In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and effect.

6. All Resolutions or parts of Resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.
7. The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.

[execution on following page]

SO ADOPTED AND RESOLVED by the City Council of Dawsonville, Georgia, this 1 day of June, 2026.

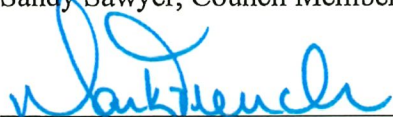
MAYOR AND DAWSONVILLE CITY COUNCIL

By: 
John Walden, Mayor



Caleb Phillips, Council Member Post 1


William Illg, Council Member Post 2


Sandy Sawyer, Council Member Post 3


Mark French, Council Member Post 4

ATTESTED TO BY:


Beverly A. Banister, City Clerk

