

**AGENDA**  
**CITY COUNCIL REGULAR MEETING AND WORK SESSION**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, May 18, 2026**  
**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 May 4, 2026
    - Executive Session held May 4, 2026
  - b. Approve Leadership Dawson Training
8. Employee Recognition
9. Proclamation: National Public Works Week, May 17 – 23, 2026

**WORK SESSION**

10. FY 2026-2027 Proposed Budget
11. Moratorium on Commercial and Residential Zoning and Re-Zoning Applications
12. Water and Sewer Rate Study Update – Phase II and Phase III
13. Annual Water Tank Maintenance
14. Roadway Rehabilitation Project

**STAFF REPORTS**

15. Jacob Evans, City Manager
16. Robin Gazaway, Finance Director

**MAYOR AND COUNCIL REPORTS**

**EXECUTIVE SESSION, IF NEEDED:** Pending or Potential Litigation, Real Estate Acquisition and/or Personnel

**RESERVED FOR POTENTIAL ACTION ON EXECUTIVE SESSION ITEMS, IF NEEDED**

**ADJOURNMENT**

*The next regularly scheduled City Council meeting is Monday, June 1, 2026*

*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: 05/18/2026

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PURPOSE FOR REQUEST:

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

- a. Approve Minutes
    - Regular Meeting held May 4, 2026
    - Executive Session held May 4, 2026
  - b. Approve Leadership Dawson Training
-



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7a

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SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 05/18/2026

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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 MAY 4, 2026**
  - **EXECUTIVE SESSION HELD MAY 4, 2026**
- 

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, May 4, 2026**  
**5:00 P.M.**

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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**  
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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.**

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***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

DRAFT





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7b

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SUBJECT: APPROVE LEADERSHIP DAWSON TRAINING

CITY COUNCIL MEETING DATE: 05/18/2026

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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 APPROVE THE NINE MONTH (SEPTEMBER – MAY) LEADERSHIP DEVELOPMENT PROGRAM OFFERED BY THE DAWSON COUNTY CHAMBER OF COMMERCE FOR COUNCILMEMBER ILLG WHICH INCLUDES REGISTRATION AND DAILY PER DIEM FOR EACH SESSION.**

**APPROXIMATE COST IS \$2,700 TO BE PAID OUT OF THE FY 2027 GENERAL FUND BUDGET**

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HISTORY/ FACTS / ISSUES:

- **COUNCILMEMBER ILLG WAS NOMINATED TO PARTICIPATE IN THE PROGRAM**
  - **COST BREAKDOWN INCLUDES:**
    - **\$900 TRAINING COST**
    - **\$1800 PER DIEM (BASED ON 9 TRAINING DAYS (APPROXIMATE) AT \$200 PER DAY)**
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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

**STAFF RECOMMENDS APPROVAL**

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REQUESTED BY: Jacob Evans, City Manager



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 8

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SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 05/18/2026

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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 RECOGNIZE AND PRESENT EMPLOYEE RECOGNITION**

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HISTORY/ FACTS / ISSUES:

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Jacob Evans, City Manager



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 9

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SUBJECT: PROCLAMATION: NATIONAL PUBLIC WORKS WEEK, MAY 17 – 23, 2026

CITY COUNCIL MEETING DATE: 05/18/2026

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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 READ THE PROCLAMATIONS FOR NATIONAL PUBLIC WORKS WEEK**

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HISTORY/ FACTS / ISSUES:

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: John Walden, Mayor



# Proclamation

## National Public Works Week

May 17 - 23, 2026



**WHEREAS**, public works infrastructure, facilities and services are of vital importance to sustainable communities and to the health, safety and well-being of the people of the City of Dawsonville; and,

**WHEREAS**, such facilities and services could not be provided without the dedicated efforts of public works professionals, engineers, managers and employees from State and local units of Government and the private sector, who are responsible for and must plan, design, build, operate, and maintain roads, sidewalks, public buildings, public parks and other structures and facilities essential to serve our citizens; and,

**WHEREAS**, it is in the public interest for the citizens and civic leaders in the United States of America to gain knowledge of and to maintain a progressive interest and understand the importance of public works and public works programs in their respective communities,

**WHEREAS**, the year 2026 marks the 66<sup>th</sup> annual National Public Works Week sponsored by the American Public Works Association.

**NOW THEREFORE**, I, John Walden, Mayor of the City of Dawsonville, do proclaim the week of May 17 - 23, 2026, as

### **NATIONAL PUBLIC WORKS WEEK**

and further extend appreciation to our Public Works staff and recognize their substantial contributions in advancing the quality of life for our citizens and their overall dedication to the City of Dawsonville .

Dated this 18<sup>th</sup> day of May 2026.

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John Walden, Mayor

Attest:

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Beverly A. Banister, City Clerk



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 10

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SUBJECT: FY 2026-2027 PROPOSED BUDGET

CITY COUNCIL MEETING DATE: 05/18/2026

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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 PROVIDE THE FIRST DRAFT OF THE FY 2026-2027 PROPOSED BUDGET TO COUNCIL**

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HISTORY/ FACTS / ISSUES:

- **COPIES OF THE DRAFT BUDGET WILL BE PRESENTED TO MAYOR AND COUNCIL AT THE MEETING**
- **ONCE PRESENTED TO CITY COUNCIL, DRAFT BUDGET WILL BE POSTED TO THE WEBSITE AND AVAILABLE TO THE PUBLIC UPON REQUEST**
- **PUBLIC HEARING IS SCHEDULED FOR THE JUNE 1, 2026 CITY COUNCIL MEETING**
- **CONSIDERATION OF ADOPTION OF FY 2027 BUDGET BY RESOLUTION IS SCHEDULED FOR THE JUNE 15, 2026 CITY COUNCIL MEETING**

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Robin Gazaway, Finance Director



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 11

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SUBJECT: MORATORIUM ON COMMERCIAL AND RESIDENTIAL ZONING AND RE-ZONING APPLICATIONS

CITY COUNCIL MEETING DATE: 05/18/2026

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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:

**CONSIDERATION/DISCUSSION OF EXTENDING THE EXISTING MORATORIUM WHICH EXPIRES ON JUNE 2, 2026**

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HISTORY/ FACTS / ISSUES:

- **R2025-09 PASSED ON 12/01/2025 AND EXPIRES JUNE 2, 2026**
  - **STAFF/COUNCIL HAS IDENTIFIED CHANGES TO THE ZONING ORDINANCE AND SECURED A PLAN TO IMPLEMENT THE CHANGES**
  - **STAFF PLANS TO PRESENT A REQUEST TO APPROVE EXTENDING THE MORATORIUM VIA RESOLUTION AT THE JUNE 1, 2026 MEETING**
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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Kevin Tallant, City Attorney

**RESOLUTION NO. R2025-09**

**RESOLUTION ENACTING 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 is currently evaluating possible revisions 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 is exploring 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.

**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. There is hereby imposed a moratorium on the acceptance by the City of all zoning or rezoning applications for the development of commercial and residential developments

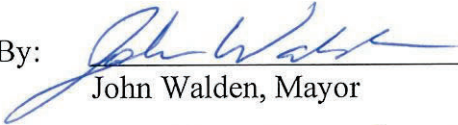
as provided for under the zoning ordinance of the City.

3. The moratoria described in this resolution shall expire on the earlier of:
  - a. Tuesday, June 2, 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<sup>st</sup> day of December, 2025.

**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





# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 12

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SUBJECT: WATER AND SEWER RATE STUDY UPDATE – PHASE II AND PHASE III

CITY COUNCIL MEETING: 05/18/2026

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## PURPOSE FOR REQUEST:

To request approval to adopt the updated utility rate study to align water and sewer rates with current operational and capital needs, this includes the implementation of phases 2 and 3 rate increases

To support a structured, multi-phase rate adjustment plan that ensures long-term financial sustainability of the City's utility systems.

To continue implementing a proactive maintenance and infrastructure investment strategy to improve system reliability and service delivery.

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## HISTORY/ FACTS / ISSUES

The City's utility system has reached a point where updated financial planning is necessary to reflect current conditions, system demands, and service expectations.

The updated rate study reflects a more accurate assessment of system usage, customer growth trends, and the true cost of maintaining and operating a high-performing water and sewer utilities.

The City is transitioning from a reactive approach to a more proactive and strategic model focused on system reliability, preventative maintenance, and long-term infrastructure planning.

### **Key Factors Influencing Rate Adjustments**

Commitment to System Excellence: The City Council and Mayor have prioritized moving toward a structured maintenance program and higher operational standards, ensuring long-term system performance and reducing future risks.

Updating System Data: Revised growth projections indicate fewer customer connections than previously anticipated, requiring rate adjustments to maintain financial balance.

Infrastructure Investment: Increased operational and capital costs – including ongoing improvements and maintenance – are necessary to bring the utility system to a higher standard of performance.

Wastewater Treatment Plant (WWTP): The timeline and financing structure for the new WWTP project have resulted in higher-than-anticipated long-term financial commitments, with estimated annual debt service obligations of approximately \$800,000 upon completion.

Economic Conditions: Changes in economic conditions since the prior study have impacted assumptions related to growth and cost projections.

## History/Timeline

May 2024: Turnipseed Engineers completed a rate study recommending a three-phase implementation plan for water and sewer rate adjustments.

The City Council approved the 2024 recommended three-phase implementation plan on June 3<sup>rd</sup>, 2024.

Phase 1 was adopted on August 5<sup>th</sup>, 2024 and effective on September 1<sup>st</sup>, 2024.

May 2026: An updated rate study was completed to reflect the current system conditions, revised customer growth projections, and updated operational costs.

July 1, 2026: Recommend implementation date for Phase 2 of the rate adjustments.

July 1, 2027: Recommended implementation date for Phase 3 of the rate adjustments.

June 2027: Anticipated completion of the new Wastewater Treatment Plant.

## Operational Improvements and Strategic Direction

The City has completed a comprehensive review of its utility systems and operations to identify areas for improvements.

Moving forward, the City is implementing:

- A preventative maintenance program to reduce system failures and extend asset life.
- A higher standard of operational performance across water and sewer utilities.
- A long-term capital planning approach to ensure infrastructure remains reliable and sustainable.

This transition positions the City to provide consistent, high-quality utility services while minimizing unexpected disruptions and costs.

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### OPTIONS:

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### RECOMMENDED SAMPLE MOTION:

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DEPARTMENT: Utilities Department

REQUESTED BY: City Manager, Jacob Evans

**REVISED ADDENDUM NO. ONE**

**TO THE**

**MAY 2024 RATE STUDY**

**FOR THE**

**CITY OF DAWSONVILLE, GEORGIA**

**PROJECT NO. 232639**  
**APRIL 2026**

*Prepared by:*



**UPDATED PROJECTED ANNUAL COST**

The City applied to the Georgia Environmental Finance Authority for loan and possible principal forgiveness to match the SLRF funds already committed for the construction of the proposed Flat Creek water pollution control plant. The City was awarded a \$18,800,000 Georgia Fund Loan at an interest rate of 3.49% over a 20-year term. The City is eligible for principal forgiveness of up to \$5,000,000. Based on the current project cost summary, it is estimated that approximately \$12,032,000 will be needed to complete the project, representing about 64% of the total available funding. Projected repayment of existing indebtedness and future estimated indebtedness is shown below.

**Table V-1 Projected Debt Annual Payment**

<i>Projected Debt Service Additions</i>	<i>Loan Amount</i>	<i>Estimated Annual Payment</i>
Revenue Bonds (Water and Sewer Facilities Project)	\$1,975,000	\$302,465
GEFA 2014 Drinking Water SRF (1.71%, 20 years)	\$700,000	\$41,350
GEFA 2015 Clean Water SRF (2.03%, 20 years)	\$445,500	\$27,120
GEFA 2017 Drinking Water SRF (0.5%, 20 years)	\$423,931	\$43,470
GEFA 2024 Clean Water SRF (3.49%, 20 years)	\$8,832,000	\$614,112
GEFA 2024 Clean Water SRF Loan Forgiveness	\$3,200,000	
<b><i>Estimated Total Annual Debt</i></b>		<b><u><u>\$1,028,517</u></u></b>

Loan repayment is not required until the water pollution control plant construction is complete and operational, which we estimate to be June 2027. We expect payments for interest accrued on GEFA funds drawn during construction to begin in November 2026.

Total coverage for indebtedness should be a minimum of 10%. Based on existing and future indebtedness, the amount of coverage should be \$102,852. The future indebtedness is included in the projected water and sewerage system cost included Table V-2.

Table V-2 shows a summary of the City’s budget for fiscal year 2025-2026 along with the proposed water and sewer expenses budget for the fiscal year 2026-2027

**Table V-2 – Estimated Budget for Water and Sewer Enterprise Fund**

<i>I.</i>	<i>Revenue</i>	<i>2025-2026</i>	<i>2026-2027</i>
	Water Charges	\$1,000,000	\$1,000,000
	Sewer Charges	\$1,400,000	\$1,400,000
	Miscellaneous Fees and Fines	\$222,300	\$222,300
	<b><i>Projected Revenue</i></b>	<b><i>\$2,622,300</i></b>	<b><i>\$2,622,300</i></b>

<i>II.</i>	<i>Expenses</i>	<i>2025-2026</i>	<i>2026-2027</i>
	Water Expenses	\$919,014	1,226,692
	Sewer Expenses	\$1,604,114	1,761,406
	<b><i>Total Expenses (Excluding Depreciation and Debt)</i></b>	<b><i>\$2,570,118</i></b>	<b><i>\$2,988,098</i></b>

Because loan repayment is deferred until the water pollution control plant is completed and placed into operation (currently estimated for June 2027), the projected total costs for water and sewer services in fiscal year 2026-2027 include increased operating expenses as well as interest accrued on GEFA funds drawn during construction. These projections are presented in Table V-3.

**Table V-3 – Projected Water and Sewerage System Costs FY 2026 - 2027**

	<i>Water</i>	<i>Sewer</i>	<i>Total</i>
Expenses	\$1,226,692	\$1,761,406	\$2,988,097
Interest and Principal (Full Year)	\$236,052	\$178,352	\$414,405
Debt Service Coverage	\$23,605	\$17,835	\$41,441
Construction Interest		\$215,000	\$215,000
<b><i>Total</i></b>	<b><i>\$1,486,348</i></b>	<b><i>\$2,172,593</i></b>	<b><i>\$3,658,942</i></b>

Because the water pollution control plant is expected to be completed and operational by June 2027, the projected total costs for water and sewerage services in fiscal year 2026-2027 are presented in Table V-4. These projections assume a 10% increase in the budget and include expenses, operational costs, and debt service associated with the new facility.

**Table V-4 – Projected Water and Sewerage System Costs FY 2027 - 2028**

	<i>Water</i>	<i>Sewer</i>	<i>Total</i>
Expenses	\$1,349,361	\$2,142,710	\$3,492,070
Interest and Principal (Full Year)	\$236,052	\$792,464	\$1,028,517
Debt Service Coverage	\$23,605	\$79,246	\$102,851
<b><i>Total</i></b>	<b><i>\$1,609,017</i></b>	<b><i>\$3,014,421</i></b>	<b><i>\$4,623,439</i></b>

The City currently has 1,803 water customers and 1,533 sewer customers. Revenue projections have been made with current number of customers included, shown on the following page.

**Table V-5 – Current Water Revenue**

<i>Water Revenue – Residential Inside</i>			
<i>Gallons</i>	<i>No. Customers</i>	<i>Average Bill</i>	<i>Total</i>
0 – 1,500	262	\$23.79	\$6,233.51
1,500 – 5,000	850	\$33.09	\$28,127.72
5,000 – 10,000	313	\$52.83	\$16,535.58
>10,000	36	\$91.56	\$3,296.27
<b>Total</b>	<b>1,461</b>		<b>\$54,193.08</b>
<i>Water Revenue – Residential Outside</i>			
<i>Gallons</i>	<i>No. Customers</i>	<i>Average Bill</i>	<i>Total</i>
0 – 1,500	18	\$35.12	\$632.00
1,500 – 5,000	58	\$50.10	\$2,906
5,000 – 10,000	46	\$79.00	\$3,634
>10,000	7	\$138.00	\$966.00
<b>Total</b>	<b>129</b>		<b>\$8,138.00</b>
<i>Water Revenue – Commercial / Industrial Inside</i>			
<i>Gallons</i>	<i>No. Customers</i>	<i>Average Bill</i>	<i>Total</i>
0 – 1,500	106	\$35.12	\$3,723.00
1,500 – 5,000	34	\$46.05	\$1,566.00
5,000 – 10,000	20	\$84.85	\$1,697.00
>10,000	43	\$568.06	\$24,427.00
<b>Total</b>	<b>203</b>		<b>\$31,413.00</b>
<i>Water Revenue – Commercial / Industrial Outside</i>			
<i>Gallons</i>	<i>No. Customers</i>	<i>Average Bill</i>	<i>Total</i>
0 – 1,500	6	\$47.59	\$286.00
1,500 – 5,000	3	\$56.99	\$171.00
5,000 – 10,000	0	\$81.40	\$0.00
>10,000	1	\$412.30	\$412.30
<b>Total</b>	<b>10</b>		<b>\$869.30</b>
<b>Total Monthly Water Revenue for February 2026</b>			<b>\$94,613.38</b>
<b>Estimated Annual Water Revenue</b>			<b>\$1,135,360.56</b>

**Table V-6 – Current Sewer Revenue**

<i>Sewer Revenue – Residential Inside</i>			
<i>Gallons</i>	<i>No. Customers</i>	<i>Average Bill</i>	<i>Total</i>
0 – 1,500	258	\$34.66	\$8,942.00
1,500 – 5,000	866	\$50.67	\$43,881.00
5,000 – 10,000	318	\$85.51	\$27,192.00
>10,000	31	\$156.30	\$4,845.00
<b>Total</b>	<b>1,473</b>		<b>\$84,860.00</b>
<i>Sewer Revenue – Residential Outside</i>			
<i>Gallons</i>	<i>No. Customers</i>	<i>Average Bill</i>	<i>Total</i>
0 – 1,500	0	\$41.25	\$0.00
1,500 – 5,000	2	\$92.21	\$184.00
5,000 – 10,000	1	\$117.00	\$117.00
>10,000	0	\$135.03	\$0.00
<b>Total</b>	<b>3</b>		<b>\$301.00</b>
<i>Sewer Revenue – Commercial / Industrial Inside</i>			
<i>Gallons</i>	<i>No. Customers</i>	<i>Average Bill</i>	<i>Total</i>
0 – 1,500	57	\$83.16	\$4,740.12
1,500 – 5,000	32	\$99.25	\$3,175.91
5,000 – 10,000	22	\$156.75	\$3,448.64
>10,000	46	\$886.74	\$40,790.15
<b>Total</b>	<b>157</b>		<b>\$52,154.82</b>
<i>Sewer Revenue – Commercial / Industrial Outside</i>			
<i>Gallons</i>	<i>No. Customers</i>	<i>Average Bill</i>	<i>Total</i>
0 – 1,500	0	\$82.50	\$0.00
1,500 – 5,000	0	\$121.00	\$0.00
5,000 – 10,000	0	\$133.00	\$0.00
>10,000	0	\$194.00	\$0.00
<b>Total</b>	<b>0</b>		<b>\$0.00</b>
<b>Total Monthly Sewer Revenue for February 2026</b>			<b>\$137,315.82</b>
<b>Estimated Annual Sewer Revenue</b>			<b>\$1,647,789.84</b>
<b>Total Estimated Annual Water and Sewer Revenue</b>			<b>\$2,783,150.40</b>

With the current number of system users, the existing rates are not enough to supplement the estimated budget in 2026. A water and sewer rate increase is recommended. The water needs an additional revenue of \$133,848 and sewer needs an additional revenue of \$371,234 to meet the estimated budget.

## **UPDATED RECOMMENDED RATE ADJUSTMENT**

We recommend that the City revise the Phase Two and Phase Three rates as presented in May 2024 to the rates shown in Table VI-2. We further recommend that Phase Two be implemented in June 2026 and Phase Three be implemented in June 2027. The estimated annual revenue increases for each phase are shown in Table VI-3. Revenue projections were developed based on the current number of customers and do not account for potential increases in the customer base.

**Table VI-1 – Three Phase Recommended Rate Increases for Water and Sewer (May 2024)**

<b>Table VI-1 – Three Phase Recommended Rate Increases for Water and Sewer (May 2024)</b>												
<i><b>WATER</b></i>	<b>Phase One</b>				<b>Phase Two</b>				<b>Phase Three</b>			
	<i>Residential</i>		<i>Commercial</i>		<i>Residential</i>		<i>Commercial</i>		<i>Residential</i>		<i>Commercial</i>	
<i>Gallons</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>
0 - 1,500	\$23.79	\$35.12	\$35.12	\$47.59	\$24.51	\$36.18	\$36.18	\$49.01	\$25.24	\$37.26	\$37.26	\$50.48
1,501 - 5,000	\$5.67	\$7.93	\$7.93	\$7.93	\$5.83	\$8.17	\$8.17	\$8.17	\$6.01	\$8.41	\$8.41	\$8.41
5,001 – 10,000	\$5.97	\$8.50	\$8.50	\$8.50	\$6.15	\$8.75	\$8.75	\$8.75	\$6.34	\$9.01	\$9.01	\$9.01
>10,000	\$6.23	\$9.06	\$9.06	\$9.06	\$6.42	\$9.34	\$9.34	\$9.34	\$6.61	\$9.62	\$9.62	\$9.62
<i><b>SEWER</b></i>	<b>Phase One</b>				<b>Phase Two</b>				<b>Phase Three</b>			
	<i>Residential</i>		<i>Commercial</i>		<i>Residential</i>		<i>Commercial</i>		<i>Residential</i>		<i>Commercial</i>	
<i>Gallons</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>
0 - 1,500	\$34.38	\$51.56	\$82.50	\$103.13	\$42.63	\$63.94	\$102.30	\$127.88	\$52.86	\$79.28	\$126.85	\$158.57
1,501 - 5,000	\$9.63	\$11.69	\$11.69	\$13.75	\$11.94	\$14.49	\$14.49	\$17.05	\$14.80	\$17.97	\$17.97	\$21.14
5,001 – 10,000	\$11.00	\$13.06	\$13.06	\$15.13	\$13.64	\$16.20	\$16.20	\$18.76	\$16.91	\$20.08	\$20.08	\$23.26
>10,000	\$12.38	\$14.44	\$14.44	\$16.50	\$15.35	\$17.90	\$17.90	\$20.46	\$19.03	\$22.20	\$22.20	\$25.37

**Table VI-2 – Three Phase Recommended Rate Increases for Water and Sewer (April 2026)**

<i><b>WATER</b></i>	<b>Phase One (Current)</b>				<b>Phase Two</b>				<b>Phase Three</b>			
	<i>Residential</i>		<i>Commercial</i>		<i>Residential</i>		<i>Commercial</i>		<i>Residential</i>		<i>Commercial</i>	
	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>
0 - 1,500	\$23.79	\$35.12	\$35.12	\$47.59	\$29.74	\$43.90	\$43.90	\$59.49	\$34.20	\$54.88	\$50.49	\$68.41
1,501 - 5,000	\$5.67	\$7.93	\$7.93	\$7.93	\$7.09	\$9.91	\$9.91	\$9.91	\$8.15	\$12.39	\$11.40	\$11.40
5,001 – 10,000	\$5.97	\$8.50	\$8.50	\$8.50	\$7.46	\$10.63	\$10.63	\$10.63	\$8.58	\$13.28	\$12.22	\$12.22
>10,000	\$6.23	\$9.06	\$9.06	\$9.06	\$7.79	\$11.33	\$11.33	\$11.33	\$8.96	\$14.16	\$13.02	\$13.02
<i><b>SEWER</b></i>	<b>Phase One (Current)</b>				<b>Phase Two</b>				<b>Phase Three</b>			
	<i>Residential</i>		<i>Commercial</i>		<i>Residential</i>		<i>Commercial</i>		<i>Residential</i>		<i>Commercial</i>	
<i><b>Gallons</b></i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>
0 - 1,500	\$34.66	\$51.97	\$83.16	\$103.13	\$45.06	\$67.56	\$108.11	\$134.07	\$63.08	\$94.59	\$151.35	\$187.70
1,501 - 5,000	\$9.71	\$11.78	\$11.78	\$13.86	\$12.62	\$15.31	\$15.31	\$18.02	\$17.67	\$21.44	\$21.44	\$25.23
5,001 – 10,000	\$11.09	\$13.16	\$13.16	\$15.25	\$14.42	\$17.11	\$17.11	\$19.83	\$20.18	\$23.95	\$23.95	\$27.76
>10,000	\$12.48	\$14.56	\$14.56	\$16.63	\$16.22	\$18.93	\$18.93	\$21.62	\$22.71	\$26.50	\$26.50	\$30.27

**Table VI – 3 - Phase Estimated Revenue**

<b>Phase Two</b>	
Water User Fees	\$1,419,153
Sewer User Fees	\$2,142,130
Miscellaneous Fees & Fines	\$222,300
<b><i>Phase Two Estimated Total Annual Revenue</i></b>	<b><i>\$3,783,583</i></b>
<b>Phase Three</b>	
Water User Fees	\$1,632,025
Sewer User Fees	\$2,998,841
Miscellaneous Fees & Fines	\$222,300
<b><i>Phase Three Estimated Total Annual Revenue</i></b>	<b><i>\$4,853,166</i></b>

**END OF REVISED ADDENDUM NO. ONE**



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 13

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SUBJECT: ANNUAL WATER TANK MAINTENANCE

CITY COUNCIL MEETING DATE: 05/18/2026

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BUDGET INFORMATION: GL ACCOUNT # 4400 Water

Funds Available from: x Annual Budget        Capital Budget Other       

Budget Amendment Request from Reserve:        Enterprise Fund        General Fund

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PURPOSE FOR REQUEST:

**TO ESTABLISH A YEARLY TANK MAINTENANCE PROGRAM. FUNDS ARE SET IN THE OPERATING BUDGET IF THE COUNCIL APPROVES THE BUDGET AND RATE INCREASE.**

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HISTORY/ FACTS / ISSUES:

**PREVIOUSLY THE CITY HAS PERFORMED WATER TANK MAINTENANCE IN LARGE PROJECTS NOT SET ON A SCHEDULE. I RECOMMEND ESTABLISHING A SCHEDULE AND PAYING IN PRE-AGREED PAYMENTS ACCORDING TO A CONTRACT. THIS WILL SAVE THE CITY A LARGE AMOUNT OF FUNDS.**

**THE CITY ISSUED A RFP TO SOLICIT PROPOSALS FOR ANNUAL TANK MAINTENANCE RECEIVING THREE RESPONSES FOR CONSIDERATION. PRICING SUBMITTAL FORMS HAVE BEEN INCLUDED FOR YOUR REVIEW.**

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OPTIONS:

**WE CAN EITHER KEEP WITH THE CURRENT METHOD OR ESTABLISH THIS AGREEMENT WHICH IS CALCULATED TO SAVE US AT LEAST \$300,000 OVER 10 YEARS.**

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RECOMMENDED SAMPLE MOTION:

**CONSIDER APPROVAL OF AMERICAN TANK MAINTENANCE AS YOUR PROFESSIONAL TO MAINTAIN THE CITY WATER TANKS CONTINGENT ON KEVIN TALLANT'S REVIEW AND APPROVAL OF THE PROPOSED CONTRACT.**

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REQUESTED BY: Russ Chambers, Utility Director

# AMERICAN TANK MAINTENANCE

## Pricing Submittal Form

Water Tank	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
500,000 Elevated - Burt Crossing Tank	\$32,265	\$32,265	\$32,265	\$32,265	\$32,265	\$32,265	\$32,265	\$32,265	\$32,265	\$25,588
500,000 Elevated - Academy Tank	\$57,026	\$57,026	\$57,026	\$57,026	\$57,026	\$23,170	\$23,170	\$23,170	\$25,256	\$25,256
<b>Total</b>	<b>\$89,291</b>	<b>\$89,291</b>	<b>\$89,291</b>	<b>\$89,291</b>	<b>\$89,291</b>	<b>\$55,436</b>	<b>\$55,436</b>	<b>\$55,436</b>	<b>\$57,521</b>	<b>\$50,843</b>

Maximum percent Increase after the first 10 years:	4%	Grand Total:	<b>\$721,128</b>
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\* This is a 10-year snapshot of pricing, but the contract will automatically renew annually unless terminated by the City. Fill in the maximum inflation % increase per annum for the city to determine future fees (after the 10 years) under the maintenance agreement. The fees shown in the first 10-year pricing schedule should include inflation.

## Pricing Submittal Form

Water Tank	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
500,000 Elevated - Burt Crossing Tank	37,798	37,798	37,798	37,798	37,798	37,798	37,798	30,451	31,364	32,305
500,000 Elevated - Academy Tank	59,156	59,156	59,156	59,156	59,156	28,674	29,564	30,451	31,364	32,305
<b>Total</b>	96,954	96,954	96,954	96,954	96,954	66,472	67,362	60,902	62,728	64,610

<b>Maximum percent Increase after the first 10 years:</b>	5%	<b>Grand Total:</b> \$806,845
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**\* This is a 10-year snapshot of pricing, but the contract will automatically renew annually unless terminated by the City. Fill in the maximum inflation % increase per annum for the city to determine future fees (after the 10 years) under the maintenance agreement. The fees shown in the first 10-year pricing schedule should include inflation.**

**Pricing Submittal Form**

Water Tank	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
500,000 Elevated - Burt Crossing Tank	39,700	39,700	39,700	39,700	39,700	39,700	39,700	39,700	39,700	39,700
500,000 Elevated - Academy Tank	78,100	78,100	78,100	78,100	26,900	27,976	29,096	30,259	31,470	32,728

**Total**

Maximum percent Increase after the first 10 years:

Grand Total: \$ 887,829.00

\* This is a 10-year snapshot of pricing, but the contract will automatically renew annually unless terminated by the City. Fill in the maximum inflation % increase per annum for the city to determine future fees (after the 10 years) under the maintenance agreement. The fees shown in the first 10-year pricing schedule should include inflation.



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 14

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SUBJECT: ROADWAY REHABILITATION PROJECT

CITY COUNCIL MEETING DATE: 05/18/2026

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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 REPORT ON THE STATUS REGARDING THE ROADWAY REHABILITATION PROJECT**

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HISTORY/ FACTS / ISSUES:

- **COUNCIL APPROVED LRA (FORMERLY BM&K) TO ENGINEER THE PROJECT AT THEIR 03/16/2026 MEETING**
  - **ROADS INCLUDE RAINHILL SUBDIVISION, STONEWALL SUBDIVISION AND RAYMOND PARKS STREET NORTH**
  - **BID #26-01 WAS POSTED AS REQUIRED AND BID OPENING OCCURRED MAY 12, 2026; BM&K IS CURRENTLY REVIEWING THE BIDS AND WILL BE MAKING A RECOMMENDATION**
  - **REQUEST TO APPROVE BID #26-01 WILL BE PRESENTED AT THE JUNE 1, 2026 MEETING**
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OPTIONS:

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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 # 15

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

CITY COUNCIL MEETING DATE: 05/18/2026

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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 PROVIDE CITY UPDATES**

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HISTORY/ FACTS / ISSUES:

**SEE ATTACHED OUTLINE**

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Jacob Evans, City Manager

## **CITY MANAGER REPORT MAY 18, 2026 CITY COUNCIL MEETING**

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**Food Truck Friday:** Our first Food Truck Friday was held on Friday, May 8, 2026 and the next one is scheduled for June 5, 2026.

**Wayfinding Sign in Front of City Hall:** Staff was made aware of a misspelling on the city wayfinding sign this week. "Station House Restaurant" was missing the "u" in "restaurant." McEver Signs is expected to correct the issues next week.

**David Schuette Employee of the Year:** On May 7, 2026, the Mayor and I attended a Rotary meeting to recognize David Schuette as Employee of the Year. Congratulations to David on this well-deserved recognition.

**Council Chambers Door:** An issue with the council chambers door was identified and promptly repaired.

**Employee Personnel Policy (EPP):** Staff has begun reviewing and updating the Employee Personnel Policy, which has not been revised in several years.

**Timeclocks:** Staff is evaluating timeclock systems to replace weekly paper timesheets. Implementation would require updates to the EPP. Additional information will be provided as this progresses.

**Budget Meetings:** Staff has finalized budget recommendations for FY 2026–2027. The proposed budget will be provided at the May 18, 2026 City Council meeting.

**Updating Org Chart:** Staff is updating the organizational chart to reflect recent changes. The revised chart will be presented to Council at an upcoming meeting.

**Mainstreet Concerts:** The first Main Street concert of the 2026 took place on May 2, 2026. This was the largest turnout that we have had so far. In addition, we had many compliments.

**Water Tank Maintenance:** With assistance from Turnipseed and Kevin, staff issued an RFP for water tank maintenance. Responses were received this week, and a recommendation is anticipated for the May 18 City Council meeting.

**Ordinance Revision:** After continued talks with CPL and Kevin, the City Council decided to finish the ordinance revision using our City Attorney Kevin Tallant. This option is much more efficient and cost-effective, plus a staff member could be on site for the majority of this project. Staff has a meeting with a representative of Kevin's office on May 19<sup>th</sup> to initiate this project. It is expected to not take more than 60 days.

**Dawson County DDA Public Meeting:** Russ Chambers and I attended the DDA meeting this week (we were the only two attendees). Total project costs are estimated at \$4,982,990, including \$1,494,897 in ARC funding. The County is considering an AIP zoning district to support bio-manufacturing. Tree clearing will be restricted from May 15 through July 31 due to protected bat species.

**Roadway Rehabilitation Opening:** Bid opening for the roadway rehabilitation project is scheduled for May 12 at 2:00 p.m. The project includes Stonewall Subdivision, Rain Hill Subdivision, and North Raymond Park Street.

**Water Leak Detection:** McKim & Creed will conduct the City's first system-wide leak detection assessment using advanced equipment. With last year's water loss exceeding 20%, this study will help identify both minor and significant leaks. Repairs will reduce treatment costs and improve overall system efficiency.

**Wastewater Treatment Plant:** Construction remains on schedule and within established financial projections.

**Playground Equipment:** The playground equipment has finally been delivered and expected to be installed early next week.

**Phase 2 of Sidewalk Connection from City Hall to Mainstreet Park:** Staff has begun preliminary research and review for Phase 2 of this sidewalk extension project.

**Burn Ban:** There is a total burn ban beginning on May 1<sup>st</sup>, 2026, and running through September 30<sup>th</sup>, 2026. This applies to all City and County residents.

**City-wide Flushing:** Approximately 75% of city-wide flushing has been completed. The remaining 25% includes school locations. To avoid disruptions, staff plans to complete flushing at schools on May 21 and 22, after the school year concludes.

**Leak Adjustments**

- Total adjustments for 3 (three) accounts were \$480.13
- Water: \$166.80
- Sewer: \$313.33



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 16

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SUBJECT: \_\_\_\_\_ **STAFF REPORT: FINANCE DIRECTOR** \_\_\_\_\_

CITY COUNCIL MEETING DATE: 05/18/2026

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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:

**FINANCIAL REPORTS REFLECTING FUND BALANCES AND ACTIVITY THROUGH APRIL 30, 2026 ARE ATTACHED**

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HISTORY/ FACTS / ISSUES:

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Robin Gazaway, Finance Director

CITY OF DAWSONVILLE, GEORGIA  
GENERAL FUND  
July 1, 2025 -April 30, 2026

84%

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Taxes	\$ 2,719,400	\$ 2,188,516	80.48%
Licenses and permits	91,500	259,264	283.35%
Intergovernmental revenues	56,300	64,574	114.70%
Fees	339,035	760,020	224.17%
Other	<u>270,151</u>	<u>413,012</u>	<u>152.88%</u>
 Total revenues	 <u>3,476,386</u>	 <u>3,685,386</u>	 <u>106.01%</u>
<b>EXPENDITURES</b>			
Department:			
Council	167,620	146,405	87.34%
Mayor	63,700	50,614	79.46%
Elections	20,000	1,099	5.50%
Administration	1,127,000	857,527	76.09%
City Hall building	246,500	183,343	74.38%
Animal control	2,000	131	6.55%
Roads	899,500	1,010,876	112.38%
Parks	134,000	82,958	61.91%
Planning and zoning	574,922	452,267	78.67%
Economic development	<u>241,144</u>	<u>200,951</u>	<u>83.33%</u>
 Total expenditures	 <u>3,476,386</u>	 <u>2,986,171</u>	 <u>85.90%</u>
 TOTAL REVENUES OVER EXPENDITURES		 699,215	
 Transfer in From Reserves		 <u>(699,215)</u>	
 NET CHANGE IN FUND BALANCE		 <u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA  
WATER, SEWER, AND GARBAGE FUND  
July 1, 2025 - April 30, 2026

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Water fees	\$ 1,000,000	\$ 895,228	89.52%
Sewer fees	1,400,000	1,300,146	92.87%
Garbage fees	250,000	309,720	123.89%
Miscellaneous	198,328	180,343	90.93%
	<u>2,848,328</u>	<u>2,685,437</u>	<u>94.28%</u>
<b>EXPENDITURES</b>			
Depreciation	633,000	560,028	88.47%
Garbage service	325,200	241,043	74.12%
Group insurance	236,000	130,227	55.18%
Insurance	600	-	0.00%
Interest	77,000	47,853	62.15%
Payroll taxes	32,700	25,640	78.41%
Professional	206,000	220,318	106.95%
Miscellaneous	217,200	107,637	49.56%
Repairs/supplies	305,000	402,194	131.87%
Retirement	33,000	30,213	91.55%
Salaries	422,628	318,244	75.30%
Overtime		22,663	
Technical services	142,000	113,829	80.16%
Utilities	218,000	168,235	77.17%
	<u>2,848,328</u>	<u>2,388,124</u>	<u>83.84%</u>
<b>INCOME (LOSS)</b>		<u><u>297,313</u></u>	

CITY OF DAWSONVILLE, GEORGIA  
 SPLOST VI  
 July 1, 2025 - April 30, 2026

**SPLOST VI**

	Budget	Actual	Percentage
<b>REVENUES</b>			
Taxes	-	-	#DIV/0!
Interest	972	436	44.86%
Other	8,028	-	0.00%
Total revenues	9,000	436	4.84%
<b>EXPENDITURES (Capital Outlays)</b>			
City hall acquisition	-	-	#DIV/0!
Roads and sidewalks	-	-	#DIV/0!
Public works equipment - roads	-	-	0.00%
Sewer projects	-	-	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects	-	-	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	9,000	7,500	83.33%
Parks and recreation	-	-	0.00%
Total expenditures	9,000	7,500	83.33%
<b>TOTAL REVENUES OVER EXPENDITURES</b>		(7,064)	
Transfer in From Reserves		7,064	
<b>NET CHANGE IN FUND BALANCE</b>		-	

CITY OF DAWSONVILLE, GEORGIA  
 SPLOST VII  
 July 1, 2025 - April 30, 2026

**SPLOST VII**

	Budget	Actual	Percentage
<b>REVENUES</b>			
Taxes	1,300,000	1,445,141	111.16%
Interest	84,000	86,097	102.50%
Other	1,200,000	-	0.00%
Total revenues	2,584,000	1,531,238	59.26%
<b>EXPENDITURES (Capital Outlays)</b>			
City hall acquisition	200,000	-	0.00%
Roads and sidewalks	2,384,000	67,272	2.82%
Public works equipment - roads	-	108,000	0.00%
Land Acq. / Downtown	-	-	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects/Sewer Projects	-	278,983	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	-	-	#DIV/0!
Parks and recreation	-	-	0.00%
Total expenditures	2,584,000	454,255	17.58%
<b>TOTAL REVENUES OVER EXPENDITURES</b>		1,076,983	
Transfer in From Reserves		(1,076,983)	
<b>NET CHANGE IN FUND BALANCE</b>		-	

CITY OF DAWSONVILLE, GEORGIA

TSPLOST

July 1, 2025 - April 30, 2026

**TSPLOST**

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Taxes	685,000	570,809	83.33%
Interest	2,500	4,328	173.12%
Other	-	-	0.00%
	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>687,500</u>	<u>575,137</u>	<u>83.66%</u>
<b>EXPENDITURES (Capital Outlays)</b>			
	-	-	#DIV/0!
Roads	687,500	654,494	95.20%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	#DIV/0!
	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total expenditures	<u>687,500</u>	<u>654,494</u>	<u>95.20%</u>
<b>TOTAL REVENUES OVER EXPENDITURES</b>		(79,357)	
Transfer in From Reserves		<u>79,357</u>	
<b>NET CHANGE IN FUND BALANCE</b>		<u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA  
IMPACT FEES  
July 1, 2025 - April 30, 2026

**TSPLOST**

	Budget	Actual	Percentage
<b>REVENUES</b>			
Fees	212,500	555,900	261.60%
Interest	1,596	6,655	416.98%
Other	198,404	-	0.00%
Total revenues	412,500	562,555	136.38%
<b>EXPENDITURES (Capital Outlays)</b>			
	-	-	#DIV/0!
Park Improvements	412,500	105,339	25.54%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	#DIV/0!
	-	-	0.00%
Total expenditures	412,500	105,339	25.54%
<b>TOTAL REVENUES OVER EXPENDITURES</b>		457,216	
Transfer in From Reserves		(457,216)	
<b>NET CHANGE IN FUND BALANCE</b>		-	