



CITY OF TOCCOA
CITY COMMISSION
AGENDA • MAY 22, 2023

Regular Meeting

City Commission/Court Room

5:00 PM

92 North Alexander, Toccoa, GA 30577

CALL MEETING TO ORDER

INVOCATION

PLEDGE ALLEGIANCE TO THE FLAG

ROLL CALL

APPROVAL OF AGENDA

REPORTS

I. CONSENT AGENDA

- A. Request for Approval of Minutes of May 8, 2023 Commission Meeting

II. OLD BUSINESS

III. NEW BUSINESS

- B. Public Hearing: Consideration of Zoning Variance from Mr. Dan Oliver for Property Located at 81 Center Plaza Drive
- C. Public Hearing and First Reading of Fiscal Year 2024 Operating Budgets
- D. Proclamation: Historic Preservation Month
- E. Consideration of Approval of the 2023-2024 Georgia's Exceptional Main Street Program Memorandum of Understanding
- F. Consideration of Election of the Georgia Municipal Association's District 2 Officers

IV. PUBLIC COMMENTS

Recognition of Visitors Wishing to Speak on General Items. **(Limit 3 Minutes)**

V. ADJOURN

NEXT MEETING:
June 12, 2023
5:00 pm

Meetings of the City Commission are open to the public in accordance of law. All interested parties are urged to attend. To request accommodations due to disabilities please contact 706 – 886 – 8451.



City Commission

92 North Alexander St
Toccoa, GA 30577

SCHEDULED

AGENDA ITEM (ID # 2974)

Meeting: 05/22/23 05:00 PM
Department: Clerk
Category: Minutes
Prepared By: Jan Crawford
Initiator: Fredda O. Wheeler
Sponsors:

DOC ID: 2974

1.A

Request for Approval of Minutes of May 8, 2023 Commission Meeting



CITY OF TOCCOA
CITY COMMISSION
MINUTES • MAY 8, 2023

Regular Meeting

City Commission/Court Room

5:00 PM

92 North Alexander, Toccoa, GA 30577

CALL MEETING TO ORDER

The Meeting was called to order by Mayor Austin.

INVOCATION

A moment of silence was observed in memory and honor of Commissioner Jeanette Jamieson.

The Invocation was given by Pastor Paul Garrison.

PLEDGE ALLEGIANCE TO THE FLAG

ROLL CALL

Attendee Name	Title	Status	Arrived
David Austin	Mayor	Present	
Gail Fry	Vice Mayor	Present	
Terry Carter	Commissioner	Present	
Evan Hellenga	Commissioner	Present	
Billy Morse	City Manager	Present	
John Dickerson	Attorney	Present	
Fredda O. Wheeler	City Clerk	Present	

APPROVAL OF AGENDA

Motion by Commissioner Hellenga, seconded by Commissioner Carter and unanimously carried to approve the Agenda as submitted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Evan Hellenga, Commissioner
SECONDER:	Terry Carter, Commissioner
AYES:	Austin, Fry, Carter, Hellenga

REPORTS

- Toast of Toccoa and Train Day were well attended

I. CONSENT AGENDA

Motion by Commissioner Hellenga, seconded by Commissioner Carter and unanimously carried to approve the Consent Agenda as submitted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Evan Hellenga, Commissioner
SECONDER:	Terry Carter, Commissioner
AYES:	Austin, Fry, Carter, Hellenga

- A. Request for Approval of Minutes of April 24, 2023 Budget Meeting

Attachment: Minutes May 8 (2974 : Minutes)

B. Request for Approval of Minutes of April 24, 2023 Joint City County Meeting

C. Request for Approval of Minutes of April 24, 2023 Commission Meeting

II. OLD BUSINESS

III. NEW BUSINESS

D. Consideration of KCI Engineers Task Order for Street Pavement Assessments

Motion by Commissioner Hellenga, seconded by Vice Mayor Fry and unanimously carried to approve the Pavement Assessment Project Upgrade with KCI at a cost of \$15,591.20.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Evan Hellenga, Commissioner
SECONDER:	Gail Fry, Vice Mayor
AYES:	Austin, Fry, Carter, Hellenga

E. Consideration of Alcohol Beverage License Application for R & R Terminal

Motion by Vice Mayor Fry, seconded by Commissioner Carter and unanimously carried to approve the request for beer and wine consumption on premises application from R & R Terminal located at 26 Doyle Street.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gail Fry, Vice Mayor
SECONDER:	Terry Carter, Commissioner
AYES:	Austin, Fry, Carter, Hellenga

F. Consideration to Change the Second Commission Meeting in June to June 19, 2023

Motion by Vice Mayor Fry, seconded by Commissioner Hellenga and unanimously carried to approve the recommendation that the second City Commission Meeting in June be moved to June 19, 2023.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gail Fry, Vice Mayor
SECONDER:	Evan Hellenga, Commissioner
AYES:	Austin, Fry, Carter, Hellenga

G. Monthly Financial Report

The Monthly Financial Report was presented by Finance Director Becky Bohannon.

IV. PUBLIC COMMENTS

Recognition of Visitors Wishing to Speak on General Items. (Limit 3 Minutes)

Larry Mayfield---144 S. Sage Street

- Sentiments of Commissioner Jamieson

V. ADJOURN

The May 8, 2023 meeting of the Toccoa City Commission was adjourned by Mayor Austin.

Attachment: Minutes May 8 (2974 : Minutes)

Mayor

City Clerk

Attachment: Minutes May 8 (2974 : Minutes)



City Commission

92 North Alexander St
Toccoa, GA 30577

SCHEDULED

AGENDA ITEM (ID # 2980)

3.B

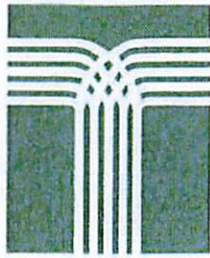
Meeting: 05/22/23 05:00 PM
Department: Main Street/Planning Department
Category: Public Hearing
Prepared By: Jan Crawford

Initiator: Connie Tabor
Sponsors:

DOC ID: 2980

**Public Hearing: Consideration of Zoning Variance from Mr.
Dan Oliver for Property Located at 81 Center Plaza Drive**

Community Planning and
Downtown Development
Municipal Building
P.O. Box 579
92 N. Alexander Street
Toccoa, Georgia 30577
(706) 886-8451



City of Toccoa

MEMORANDUM

DATE: April 26, 2023
TO: Billy Morse, City Manager
FROM: Connie Tabor, Community Development Director *CT*
RE: Zoning Usage Variance Request: Mr. Dan Oliver
81 Center Plaza Drive; Tax Map T28 Parcel 071

Mr. Dan Oliver has submitted an application for a zoning variance for the property located at 81 Center Plaza Drive Tax Map T28 Parcel 071 (approximately 9.5 acres) and owned by Mrs. Joan Agnew of A&M Properties. **The property is zoned B-I (Neighborhood Shopping District)**, which is “a district for planned shopping centers and limited retail activities conducted in an unified development designed to serve the surrounding neighborhood and community with convenience goods, retail services and personal services.” **The variance request is to allow for redevelopment of a majority of the shopping center into mini-warehousing units for a climate-controlled self-storage business. This is an expressly permitted use in the B-IV: Wholesale Business District**, which is for business requiring large amounts of space, such as bowling alleys, electrical repair shops, and mini-warehouses (Sec. 24-94 of Toccoa City Ordinances). Below please find a copy of the standards addressed by the planning staff.

- 1. Existing uses and zoning of nearby properties. (Please reference Maps #1 and #2 of accompanying staff report.)

To the north and east along Big A Road and Stephen Circle, properties are zoned BII: Commercial District, and include Owens Gym, Currahee Station, Osaka Express, Exxon, and Walgreens. To the south, the remaining properties are either in the county or zoned B-II: Commercial. Queen Street and Stephen Drive to the south are predominated by duplexes. There are adjoining residential properties to the west and south of 81 Center Plaza on King Street, along Collins Road, and due west on Sunset Court and Sunset Lane (see attached map). These properties are zoned R-IA (Single Family Residential: Low Density) along Collins Road with the Sunset Lane Mobile Home Park zoned R-IV (Manufactured Home Residential District) directly behind the former Sky City Building. Within a quarter mile of 81 Center Plaza Drive, there are approximately

Businesses	20
Churches	3
Mobile Homes	27
Duplexes	35
Single-family homes	52

- 2. The extent to which property values are diminished by the particular zoning restrictions.

Attachment: PH Variance (2980 : Public Hearing Zoning Variance Center Plaza Drive)

The current zoning classification does not diminish the value of the immediate surrounding properties.

3. The extent to which the destruction of property value of the landowners promotes the health, safety, morals, or general welfare of the public.

The majority of this property is a vacant shopping center and adjacent parking lots/grounds area in disrepair. Residential homes and commercial properties are located around the site. The current zoning of the property integrates well with the surrounding area and promotes a healthy neighborhood. Unfortunately, the property has not been utilized to its potential or maintained. Although the zoning variance change will likely have little effect on health, safety, morals, or general welfare of the public, any redevelopment of the property or demolition of the buildings will likely exert a positive effect on the safety and property values of the surrounding neighbors.

4. The relative gain for the public as compared to the hardship imposed upon the individual property owner.

The applicant would benefit from the zoning variance request, since the applicant would be able to redevelop the center for climate controlled mini-warehouse storage and create a new profitable business. There does not appear to be a possible hardship for the existing neighbors, unless there is an increase in the traffic volume.

5. The suitability of the subject property for the zoned purposes.

The zoning variance request would permit a more intense business use of the property than is currently allowed. The property consists of three large vacant buildings which would be utilized to conduct the climate controlled mini-warehouse storage business.

6. The length of time the property has been vacant as zoned considering the context of the land development in the area and vicinity of the property.

The major tenant of the property, Save-A-Lot Foods, left in approximately 2013. There are currently 3 existing businesses located in the subject property.

Please see the attached application, the staff report, and site maps of the subject property. The adjoining property owners, current shopping center tenants, and Mr. Oliver have been notified of the meeting. A public hearing sign has been posted on the subject property and a legal notice has been placed in the newspaper. The public hearing has been scheduled for the May 22, 2023 Toccoa City Commission Meeting.

TOCCOA PLANNING COMMISSION RECOMMENDATION: The Toccoa Planning Commission has reviewed this request and recommends that the zoning variance request be approved as submitted. Please let me know if you have any questions.

cc: Toccoa Planning Commission

Enclosures

CITY OF TOCCOA
Community Planning & Development Department
97 N. Alexander Street, P.O. Box 579
Toccoa, GA 30577
(706) 282-3232

APPLICATION FOR ZONING AMENDMENT

Date: March 30, 2023

- Ordinance Amendment
- Map Amendment (Rezoning)
- Variance Request

I Hereby Request a Zoning Amendment As Follows:

a variance from current zoning of B-I, Neighborhood Shopping District, to allow the subject property to be
converted to a mini-warehouse use which is allowed under zoning B-IV, Wholesale Business District.

Current Zoning: B-I, Neighborhood Shopping District Proposed Zoning: Variance

Address of Property: 81 Center Plaza Drive, Toccoa, Georgia 30577

Tax Map Number: T28 071 Area: 9.51 Acres

Owner of Property: Mrs Joan Agnew, A&M Properties, LLP

Address: 233 Willowdale Dr, Toccoa, GA 30577

Telephone Number: 706-599-6091

- A. If the Owner and Applicant are not the same, please complete Attachment 1.
- B. Standards - Each application will be reviewed, and any decisions will be based on the following Standards. The applicant may address each of the standards in writing using additional sheets if necessary.

1.Existing uses and zoning of nearby properties.

The existing property use is for a retail center. Previous major tenants in the center have included Ingles Grocery Store, Sky City and Save A Lot Grocery Store. However, the spaces previously occupied by those tenants have long been vacant (anecdotally, vacant more than 20 years) and the owner has been unable to attract replacement tenants of similar quality or type. Some of the smaller or "shop" spaces in the center have also been vacant for a considerable period. Three of the shop spaces are occupied – one is a junk merchant (they are not regularly open for business, nor regularly pay rent), one is a beauty supply store, the last is a florist. Discussions with several retail developers indicate the site is not conducive to successful retail development due to the size of the property, its orientation to Big A Rd and its lack of access to and visibility from Big A Road.

The immediately adjacent properties to the west are zoned R-1A, Single Family Residential Low Density and R-IV, Manufactured Housing Residential District. Zoning for the adjacent properties on the north boundary include R-II, Two Family Residential District and B-II, Commercial District. Properties adjacent to the south and the east (the area between the subject property and Big A Road) are zoned B-II Commercial District. (See Zoning Map attached)

The subject property is within 1,500 feet of the nearest area zoned for mini-warehouse use, so the use is allowed within the City and exists near the subject site. However, climate controlled space is not currently available within the city boundary. Importantly, climate controlled mini-warehouse or self-storage use is relatively unobtrusive as it does not produce noise or unusual traffic congestion. Therefore, there is little chance of the requested use disturbing surrounding residential uses.

Attachment: PH Variance (2980 : Public Hearing Zoning Variance Center Plaza Drive)

CITY OF TOCCOA

APPLICATION FOR ZONING AMENDMENT

Page Two

2. The extent to which property values are diminished by the particular zoning restrictions.

We believe that the current zoning is inappropriate for the bulk of the site. Specifically, the back portion of the site will not support viable retail development. This is based on feedback from several retail developers who we have met with to present the site, including the developer that currently has the Osaka Express restaurant site under contract. This is further underscored by the current owner's lack of success in attracting new tenants. Clearly, the value of the site is diminished due to restrictions related to its current zoning. However, it is preferred to leave the current zoning in place which would allow some portion of the site to be developed as retail if a viable developer materializes.

To repeat, the center has stood largely vacant over the last 20+ years as the current owner has been unsuccessful in attracting new tenants to the center. Lack of viable retail occupancy for the center has caused deterioration of the physical assets and has contributed to an increase in unwanted activity around the center (drug/alcohol use, loitering, litter/dumping and homeless activity).

The deterioration in the site and related increase in unwanted activity has an impact on the surrounding area as well as to the value of the asset.

3. The extent to which the destruction of property value of the landowners promotes the health, safety morals, or general welfare of the public.

As can be clearly seen when visiting the property, deterioration in the buildings and grounds generated by decreased occupancy and cashflow has resulted in an increase in unwanted and unsafe activity on the property. The current zoning impedes investment in the property. The property is not attractive to retail tenants. The intended use as mini-warehouse space, if approved, would involve significant reinvestment and upgrades to the property, and perhaps serve as a catalyst for the redevelopment of the entire property.

4. The relative gain for the public as compared to the hardship imposed upon the individual property owner.

Any improvement in the property would have immediate benefit for the center, the surrounding property owners and the City of Toccoa. As stated, reinvestment in the property would eliminate the sort of unsafe and unwanted activity the center currently experiences. Ultimately, this activity negatively impacts the safety and desirability of the surrounding neighborhoods and retail in the immediate vicinity along Big A Road. Additionally, reinvestment would serve as a catalyst for reinvestment/redevelopment of the part of the center we do not intend to convert to a climate controlled mini-warehouse use. Importantly, our reinvestment in the center represents an investment in the community that will also almost immediately have a positive impact on the tax base.

5. The suitability of the subject property for the zoned purposes.

As stated, the size and depth of the site, its orientation and lack of visibility from and access to Big A Road render it unsuitable for the use allowed under its current zoning. This is substantiated by the fact that the owner has not been able to attract viable retailers to the center, the center has been largely vacant for a significant period of time. Additionally, our conversations with various retail developers, including the developer that has the Osaka Japanese Restaurant under contract, indicate that: 1) the property is too large, too deep, too far off Big A Road, etc, to attract retailers, 2) the current building configuration is unattractive to viable retailers, 3) given the current retail environment, "they can't identify specific tenants that would be necessary to fill 91,000sf of retail space."

Our proposed conversion of the large box spaces located on the back of the site is a near perfect use of that part of the property. Mini-warehouse or self-storage is a low impact use (uses existing buildings, produces little to no traffic congestion, does not produce noise) that contributes positively to the community in terms of cleaning up the site, providing a needed service, investing in the community and producing jobs, both directly and indirectly.

6. The length of time the property has been vacant as zoned considering the context of land development in the area and vicinity of the property.

As discussed, it seems clear that the current zoning and related land use is not compatible with a successful property. The property has been largely vacant for a significant period. The property has fallen into disrepair due to the lack of ability to attract viable tenants. Prospective retail tenants require visibility from and access to high volume traffic arteries. Ingles Grocery store relocated from this retail center to a new, nearby center fronting directly on Big A Road, because of the implication of visibility, accessibility and vehicle traffic to their business. Ingles' departure from the center and the owner's inability to keep the center occupied over the last 20+ years is the best indication of the mismatch between current zoning, the related property use and current retail demand.

CITY OF TOCCOA

APPLICATION FOR ZONING AMENDMENT

Page Three

- C. Site Plan - All site plans shall show the location of existing and proposed buildings. Paved areas showing parking spaces and natural areas shall also be shown.

See attached Survey and current building configuration showing the section of buildings we would plan to convert to mini-warehouse/self-storage under Exhibits.

- D. Property Description - A written legal description and recent plat of the property must be submitted with the application. *See Attached Plat under Exhibits*

- E. Disclosure - Submit a disclosure statement as described in Attachment 2, which is required by O.C.G.A. 36-67A-30. *See Attachment 2 below*

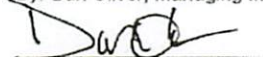
- F. Zoning Amendment Schedule - See Attachment 3.

- G. Fees - Rezoning Request \$100.00
 Residential Zoning Variance Request: \$50.00
 Commercial or Other Use-Zoning Variance Request: \$100.00 *ck # 3110*

- H. Authorization to Inspect Premises - I hereby authorize the Toccoa City and Planning Commissions and their staff to inspect the premises which are the subject of this zoning amendment application.

Legal Property Company

By: Dan Oliver, Managing Member



Signature(s) of Applicant

3/30/23

Attachment: PH Variance (2980 : Public Hearing Zoning Variance Center Plaza Drive)

ATTACHMENT 1

Complete only if Applicant is different from Property Owner

AUTHORIZATION BY PROPERTY OWNER

Application for Zoning Amendment

I Swear That I Am The Owner of the Property Which Is The Subject Matter Of The Attached Application, As Is Shown In The Records of Stephens County, Georgia.

I Authorize The Person Named Below To Act As Applicant In The Pursuit Of A Zoning Amendment For This Property.

Applicant Name Legat Property Company, by: Dan Oliver, Managing Member

Address PO Box 421455

City Atlanta State GA Zip Code 30342

Telephone Number 404-934-0118

Authorizer
Joan Agnew 03/30/23

Signature (s) of Owner

Joan Agnew

Attachment: PH Variance (2980 : Public Hearing Zoning Variance Center Plaza Drive)

ATTACHMENT 2

Excerpt from the Georgia Code

CHAPTER 67A. Conflicts of Interest In Zoning Actions**36-67A-3 Campaign contributions**

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.
(Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36)

36-67A-4 Penalties

Any person knowingly failing to comply with the requirements of this chapter or violating the provisions of this chapter shall be guilty of a misdemeanor.

(Code 1981, § 36-67-A-4, enacted by Ga. L. 1986 p. 1269, § 1; Ga. L. 1987, p. 3, § 36; Ga. L. 1991, p. 1365, § 1)

Attachment 2 –
Campaign Contribution Disclosure

The Applicant hereby discloses that he, the company, or any of his or the company's agents or representatives have not made any contributions to any member of the Planning Commission or the City Council or their respective staff members at any time ever.

Applicant: Legal Property Company


By: Dan Oliver, Managing Member

Date: 3/30/23

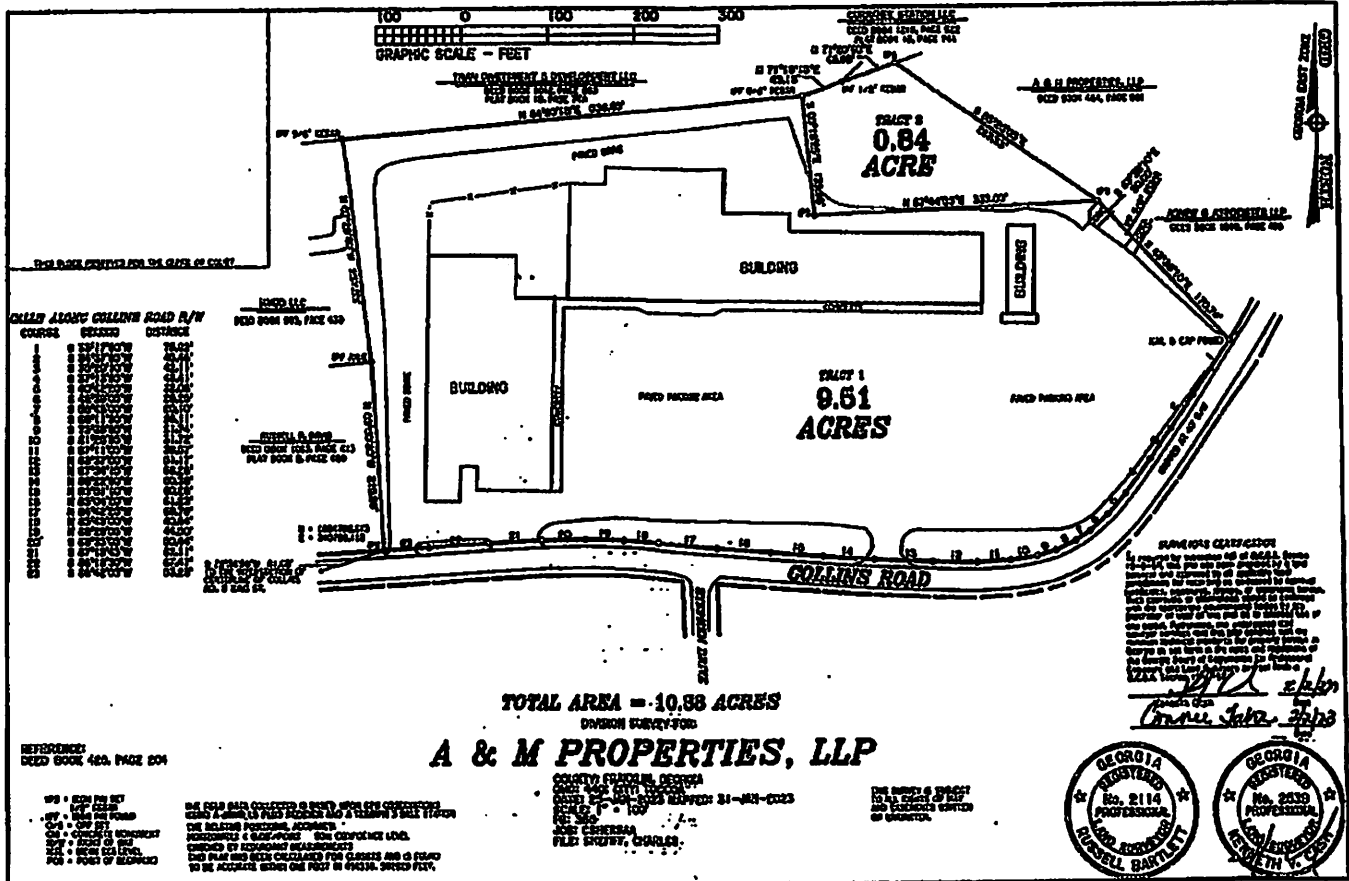
Attachment: PH Variance (2980 : Public Hearing Zoning Variance Center Plaza Drive)

CITY OF TOCCOA

APPLICATION FOR ZONING AMENDMENT

Exhibit 1

SURVEY



Buildings, Drives, Parking Locations
Legal Description

Attachment: PH Variance (2980 : Public Hearing Zoning Variance Center Plaza Drive)

CITY OF TOCCOA

APPLICATION FOR ZONING AMENDMENT

Exhibits 2

BUILDING FOOTPRINT



Climate Controlled Storage Conversion
Green Shaded Area to be Converted
Measures ~66,700 Gross Square Feet
Provides ~48,850 Rentable Square Feet

Attachment: PH Variance (2980 : Public Hearing Zoning Variance Center Plaza Drive)

CITY OF TOCCOA

APPLICATION FOR ZONING AMENDMENT

Exhibits 3

PLAT			
SHEET NO. 14	BOOK 14	PAGE 14	DATE 11/15/10
PROPERTY ADDRESS AND AROUND ZONING DISTRICT CITY TOCCOA COUNTY STEPHENS STATE GA ZONING DISTRICT			
LEAVE SOUTH AFRICA	LEAVE SOUTH AFRICA	LEAVE SOUTH AFRICA	LEAVE SOUTH AFRICA



Form MAP/PLAT -- TOTAL for Windows* appraisal software by a la mode, inc -- 1-800-411-4006

Packet Pg. 17

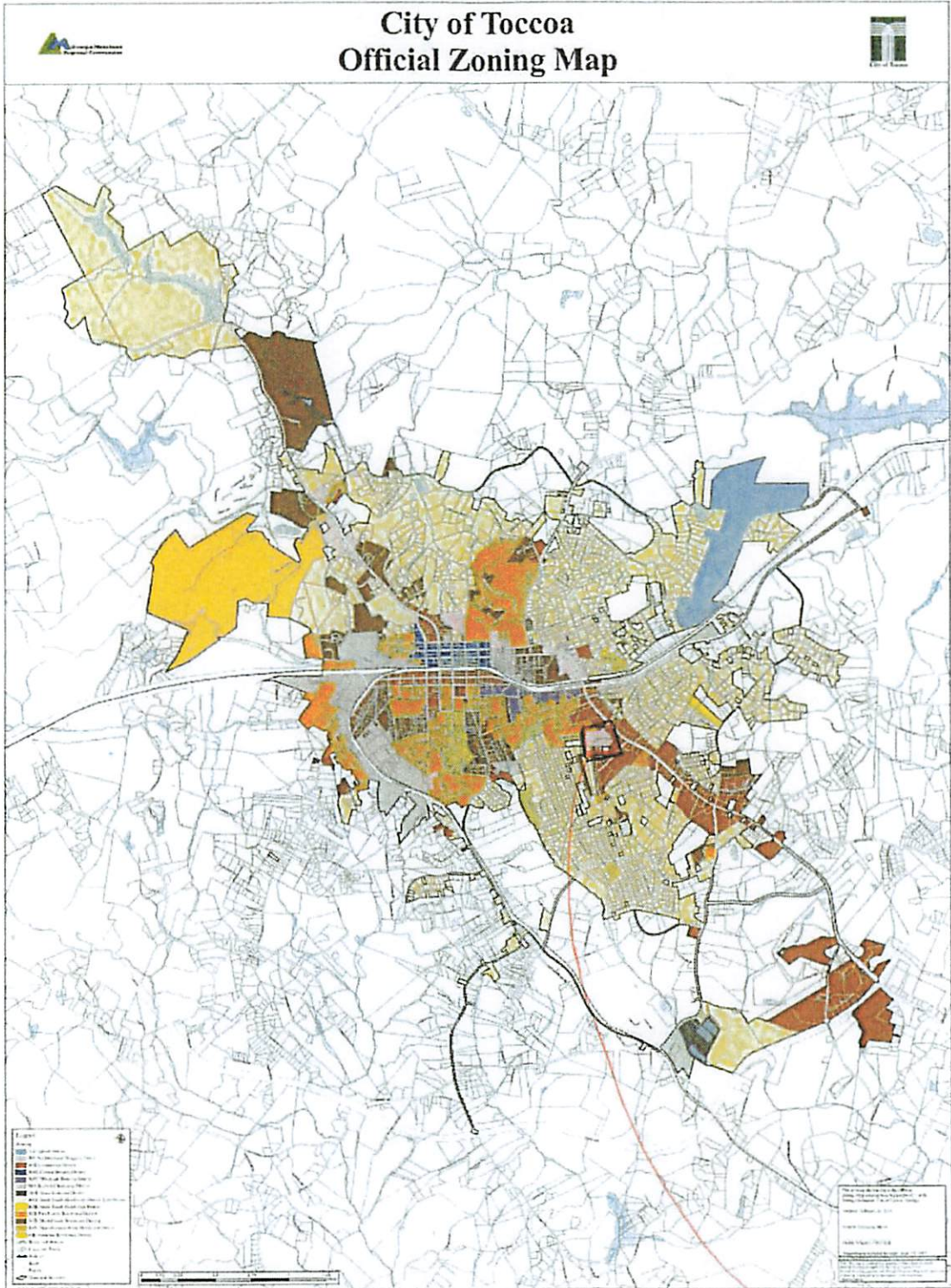
Attachment: PH Variance (2980 : Public Hearing Zoning Variance Center Plaze Drive)

3.B.a

CITY OF TOCCOA

APPLICATION FOR ZONING AMENDMENT

Exhibits 4



Adjacent Property Zoning
Proximity to B-IV zoning

81 Center Plaza Dr.

Attachment: PH Variance (2980 : Public Hearing Zoning Variance Center Plaza Drive)

PLANNING
STAFF REPORT

ADDRESS: 81 Center Plaza Dr. Toccoa, GA 30577 APPLICANT: Dan Oliver, Legat Property Co.

PRESENT ZONING: B-I PROPOSED ZONING: B-I with use variance

REQUEST: Annexation Variance Re-Zoning

1. Is the project a DRI (development of regional impact, eg. housing greater than 125 new lots or units, commercial – greater than 175,000 gross s. f., office – greater than 125,000 gross s. f.)?
No
2. Required Setbacks: Front Yard: 25' Side: 10'
3. Property has minimum of 30' street frontage: Yes
4. Maximum number of units per acre allowed: N/A Units proposed: N/A
5. Minimum lot size required: N/A Lot Size: 9.4 acres
6. Maximum building height allowed: 60' Proposed: N/A
7. The existing single-family dwelling meets or exceeds current City of Toccoa standards.
Yes: _____ No: _____ N/A: X
8. Available parking meets or exceeds current City of Toccoa standards.
Yes: X No: _____ N/A: _____
9. Are the roads, bridges, and other infrastructure expected to be utilized by the development adequate? Yes: X No: _____ N/A: _____
10. Is the property in the 100 year floodplain or probable wetland? Yes: _____ No: X
11. Are there any indications of any existing storm drainage problems on the property?
Yes: X No: _____
There is no existing drainage behind the subject buildings currently. This issue should be addressed.
12. Additional remarks:
Upon any side or rear lot line which abuts residential properties there shall be a densely planted buffer strip at least 6' in height along the rear and/or side lot line abutting the residential properties. Buildings will be required to be brought up to current building and fire codes since changing occupancy class.
13. What street or other improvements (if any) will be required if request is granted?
Entrances to the parking lots should be rebuilt and the parking lot should have major repairs completed.
14. Are City of Toccoa utilities available? Water: X Sewer: X
Natural gas: _____

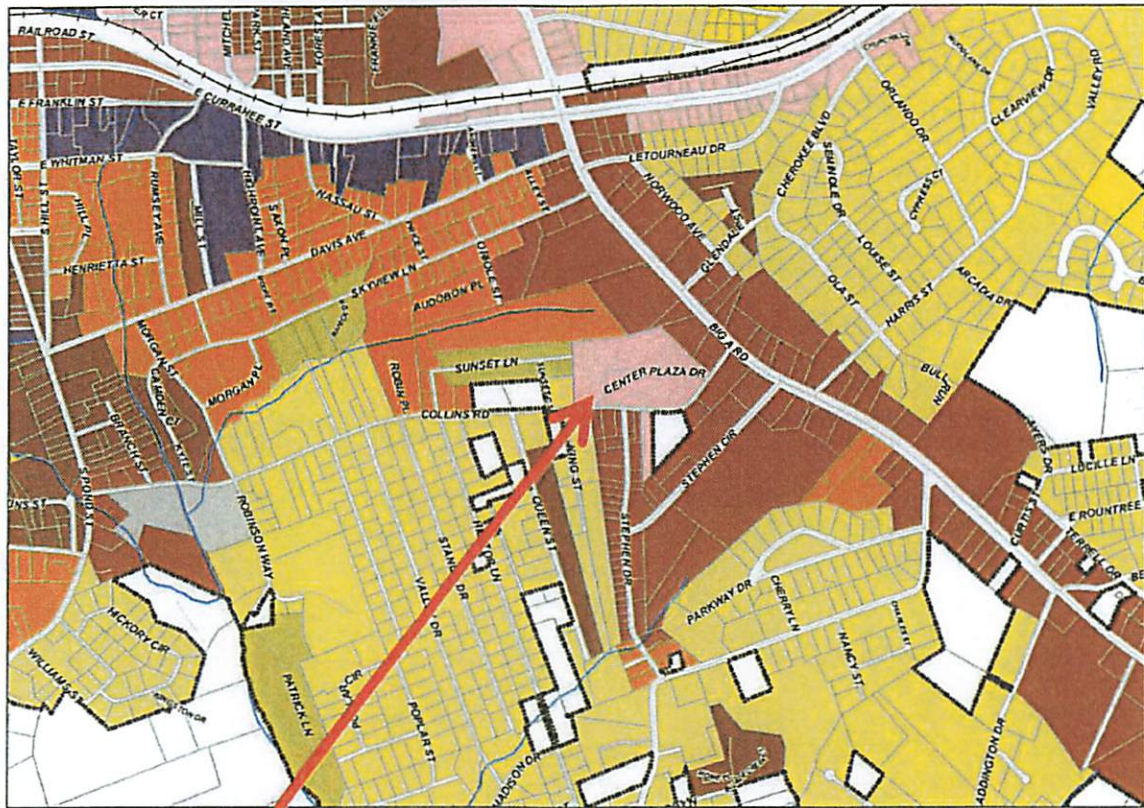
April 13, 2023
Date

Connie Tabor
Connie Tabor, Community Development Director

Attachment: PH Variance (2980 : Public Hearing Zoning Variance Center Plaza Drive)

Staff Appendix
81 Center Plaza Dr.

Map #1
Close-up of Surrounding Zoning



81 Center Plaza Dr.



Attachment: PH Variance (2980 : Public Hearing Zoning Variance Center Plaza Drive)

Map #2
Surrounding Residential Areas



Sunset Ln. Mobile Home Park
27 mobile homes

Residential area

Map #3
Close-up of site



Buildings to be redeveloped

Existing tenants to remain: Star Beauty Supply (R), Alexander's Flowers (middle), unknown tenant (L)

Attachment: PH Variance (2980 : Public Hearing Zoning Variance Center Plaza Drive)



City Commission

92 North Alexander St
Toccoa, GA 30577

SCHEDULED

AGENDA ITEM (ID # 2981)

3.C

Meeting: 05/22/23 05:00 PM
Department: Finance Department
Category: Budget
Prepared By: Jan Crawford
Initiator: Becky Bohannon
Sponsors:

DOC ID: 2981

**Public Hearing and First Reading of Fiscal Year 2024
Operating Budgets**

City of Toccoa
RESOLUTION

A RESOLUTION TO ADOPT THE FISCAL YEAR 2023 BUDGET FOR EACH FUND OF THE CITY OF TOCCOA, GEORGIA, APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES, ADOPTING THE SEVERAL ITEMS OF REVENUE ANTICIPATIONS, PROHIBITING EXPENDITURES FROM EXCEEDING ACTUAL FUNDING AVAILABLE AND ADOPTING CERTAIN RATES.

Whereas, the City Manager has presented a proposed 2024 Budget to the City Commission on each of the various funds of the City as follows:

General Fund	\$12,053,097
Water/Wastewater Fund	\$14,002,163
Natural Gas Fund	\$13,443,054
Solid Waste Fund	\$1,302,882
Lake Toccoa Facilities Fund	\$463,585
Total Operating Funds Budgets	\$41,264,781
Reserve Fund Budgets	\$715,979
Special Revenue Fund Budgets	\$4,664,185
TOTAL FY 2024 BUDGETS FOR ALL FUNDS	\$46,644,945

And Whereas, the Commission has reviewed each of those budgets which includes proposed expenditures for fiscal year 2024, and

Whereas, each of those budgets are balanced and include no rate increases for taxes or utilities with anticipated revenues equaling proposed expenditures, and

Now, therefore be it resolved this budget shall be the City of Toccoa budget for the fiscal year 2024, and

Be it further resolved that this budget be and is hereby approved, and the anticipated revenue amounts are adopted and expenditures for each fund are hereby appropriated to the departments in each fund, and

Be it further resolved that the expenditures shall not exceed the appropriation authorized by this budget or amendments thereto provided; however, that expenditures for the fiscal year shall not exceed actual funding available.

Approved on this 12th day of June, 2023

David Austin, City Mayor

Attest:

Fredda O. Wheeler, City Clerk

Attachment: FY2024 PROPOSED BUDGET & RESOLUTION (2) (1981 : Public Hearing Budget)

**CITY OF TOCCOA
PROPOSED FY2024 BUDGET SUMMARIES**

OPERATING FUNDS

		FY 2023		FY 2024		INCREASE	% CHANGE
		Approved		Proposed		(DECREASE)	
GENERAL FUND	\$	11,670,262	\$	12,053,097	\$	382,835	3.3%
WATER/WASTEWATER FUND	\$	12,198,163	\$	14,002,163	\$	1,804,000	14.8%
NATURAL GAS FUND	\$	12,461,802	\$	13,443,054	\$	981,152	7.9%
SOLID WASTE FUND	\$	1,247,593	\$	1,302,882	\$	55,289	4.4%
LAKE TOCCOA FACILITIES FUND	\$	420,101	\$	463,585	\$	43,484	10.4%
	\$	37,998,021	\$	41,264,781	\$	3,266,760	8.6%

RESERVES AND R & E FUNDS

		FY 2023		FY 2024		INCREASE	% CHANGE
		Approved		Proposed		(DECREASE)	
GENERAL FUND RESERVES	\$	211,441	\$	146,400	\$	(65,041)	-30.8%
WATER R & E	\$	110,849	\$	114,712	\$	3,863	3.5%
SEWER R & E	\$	110,849	\$	120,000	\$	9,151	8.3%
NATURAL GAS R & E	\$	105,000	\$	301,867	\$	196,867	187.5%
SOLID WASTE R & E	\$	15,000	\$	15,000	\$	-	0.0%
LAKE TOCCOA FACILITIES R & E	\$	83,000	\$	18,000	\$	(65,000)	-78.3%
	\$	636,139	\$	715,979	\$	79,840	12.6%

SPECIAL REVENUE FUNDS

		FY 2023		FY 2024		INCREASE	% CHANGE
		Approved		Proposed		(DECREASE)	
GRANT FUND	\$	324,324	\$	2,550,556	\$	2,226,232	686.4%
HOTEL/MOTEL FUND	\$	107,875	\$	107,875	\$	-	0.0%
SPLOST V	\$	610,589	\$	-	\$	(610,589)	-100.0%
SPLOST VI	\$	280,000	\$	335,754	\$	55,754	100.0%
SPLOST VII	\$	1,270,475	\$	1,670,000	\$	399,525	31.4%
	\$	2,593,263	\$	4,664,186	\$	2,070,922	79.9%
TOTAL BUDGET FOR FY2024	\$	41,227,423	\$	46,644,945	\$	5,417,522	13.1%

Attachment: FY2024 PROPOSED BUDGET & RESOLUTION (2) (1981 : Public Hearing Budget)

**CITY OF TOCCOA - GENERAL FUND
FY2024 PROPOSED BUDGET SUMMARY**

	FY 2023	FY 2024	INCREASE (DECREASE)	% CHANGE
GENERAL FUND-100 REVENUE				
0031 Taxes	\$4,931,795	\$5,309,310	\$377,515	7.7%
0032 Business Licenses	\$70,200	\$86,200	\$16,000	22.8%
0033 Intergovernmental	\$52,500	\$63,300	\$10,800	20.6%
0034 Charges for Service	\$58,040	\$56,540	(\$1,500)	-2.6%
0035 Fines & Forfeitures	\$483,500	\$392,500	(\$71,000)	-15.3%
0036 Interest Income	\$30,000	\$30,000	\$0	0.0%
0038 Miscellaneous	\$1,073,115	\$895,115	(\$178,000)	-16.6%
0039 Other Financing Sources	\$4,991,112	\$5,220,132	\$229,020	4.6%
TOTAL GENERAL FUND-100	\$11,670,262	\$12,053,097	\$382,835	3.3%

	FY 2023	FY 2024	INCREASE (DECREASE)	% CHANGE
GENERAL FUND-100 EXPENDITURE				
1110 City Commission	\$92,232	\$92,232	\$0	0.0%
1120 Community Development	\$74,918	\$182,401	\$107,483	143.5%
1130 City Clerk	\$154,828	\$158,371	\$3,743	2.4%
1320 City Manager	\$257,857	\$266,275	\$8,418	3.3%
1612 Finance	\$1,017,767	\$1,056,418	\$38,651	3.8%
1530 City Attorney	\$47,452	\$50,012	\$2,560	5.4%
1540 Human Resources	\$255,448	\$259,567	\$4,119	1.6%
1565 Public Lands & Buildings	\$423,564	\$384,064	(\$39,500)	-9.3%
2500 Recorder's Court	\$187,182	\$189,352	\$2,190	1.2%
2850 Code Enforcement	\$145,544	\$149,908	\$4,362	3.0%
3220 Police Department	\$2,567,023	\$2,761,837	\$194,814	7.6%
3510 Fire Department	\$2,264,477	\$2,458,582	\$194,105	8.6%
4100 Public Works Administration	\$235,130	\$244,205	\$9,075	3.9%
4220 Streets & Drainage	\$486,394	\$509,664	\$13,270	2.7%
4226 Pw-Grounds	\$1,078,001	\$920,447	(\$157,554)	-14.6%
4230 Right of Way Crew	\$114,681	\$117,183	\$2,502	100.0%
4900 Pw-Fleet	\$277,932	\$288,203	\$10,271	3.7%
4950 Pw-Cemetery	\$92,675	\$96,683	\$4,008	4.3%
6100 Schaefer Center	\$140,230	\$150,727	\$10,497	7.5%
6220 Parks	\$109,525	\$45,339	(\$64,186)	-58.6%
6225 Doyle St Pool	\$45,125	\$49,125	\$4,000	8.9%
7220 Building Inspection	\$2,350	\$2,350	\$0	0.0%
7520 Community Support	\$32,500	\$29,000	(\$3,500)	-10.8%
7525 Local Government Support	\$312,041	\$308,416	(\$3,625)	-1.2%
7530 Currahee St Beautification	\$18,500	\$18,500	\$0	0.0%
7550 Main Street	\$495,384	\$399,776	(\$95,608)	-19.3%
7551 Downtown Maintenance	\$121,593	\$134,564	\$12,971	10.7%
7560 Emergency Reserve	\$100,300	\$100,300	\$0	0.0%
7565 Workers Compensation Reserve	\$30,500	\$30,500	\$0	0.0%
7570 Property And Liability Reserve	\$30,500	\$30,500	\$0	0.0%
8000 Debt Service	\$15,000	\$15,000	\$0	0.0%
8500 Capital Outlay	\$89,833	\$89,833	\$0	0.0%
9000 Interfund Transfers	\$343,986	\$434,900	\$90,904	26.4%
9999 Remaining Budget Funds	\$0	\$28,865	\$28,865	100.0%
TOTAL GENERAL FUND-100	\$11,670,262	\$12,053,097	\$382,835	3.3%

Attachment: FY2024 PROPOSED BUDGET & RESOLUTION (2) (2081 : Public Hearing Budget)

**CITY OF TOCCOA - GENERAL FUND
FY2024 PROPOSED BUDGET SUMMARY**

	FY 2023	FY 2024	INCREASE (DECREASE)	% CHANGE
GENERAL FUND RESERVES -101 REVENUE				
0039 Other Financing Sources	\$211,441	\$148,400	(\$65,041)	-30.8%
TOTAL GENERAL FUND-101	\$211,441	\$148,400	(\$65,041)	-30.8%

	FY 2023	FY 2024	INCREASE (DECREASE)	% CHANGE
GENERAL FUND RESERVES -101 EXPENDITURE				
2850 Code Enforcement	\$35,000	\$0	(\$35,000)	100.0%
3220 Police Department	\$64,000	\$14,400	(\$49,600)	-77.5%
3510 Fire Department	\$112,441	\$29,000	(\$83,441)	-74.2%
4226 Grounds	\$0	\$33,000	\$33,000	100.0%
4950 Cemetery	\$0	\$10,000	\$10,000	100.0%
6220 Parks	\$0	\$80,000	\$80,000	100.0%
TOTAL GENERAL FUND-101	\$211,441	\$148,400	(\$65,041)	-30.8%

Attachment: FY2024 PROPOSED BUDGET & RESOLUTION (2) (2981 : Public Hearing Budget)

**CITY OF TOCCOA - WATER WASTEWATER FUND
FY2024 PROPOSED BUDGET SUMMARY**

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
WATER/WASTEWATER FUND-505 REVENUE				
0034 Charges For Service	\$7,613,163	\$7,624,163	\$211,000	2.8%
0038 Miscellaneous	\$4,585,000	\$6,178,000	\$1,593,000	34.7%
TOTAL WATER/WASTEWATER FUND-505	\$12,198,163	\$14,002,163	\$1,804,000	14.8%

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
WATER/WASTEWATER FUND-505 EXPENDITURE				
4331 Gravity Sewers	\$8,500	\$6,500	\$0	0.0%
4334 Water Lift Stations	\$143,020	\$145,654	\$2,634	1.8%
4335 Water Eastanollee Creek P	\$823,875	\$897,650	\$73,775	9.0%
4336 Water Toccoa Creek Plant	\$225,631	\$249,456	\$23,825	10.6%
4337 Water-Wastewater Lab	\$89,053	\$116,396	\$27,343	30.7%
4338 Water Industrial Pretreat	\$77,833	\$80,252	\$2,419	3.1%
4410 Water Administration	\$287,763	\$284,660	\$6,897	2.4%
4420 Water Yonah Pump Station	\$31,400	\$31,400	\$0	0.0%
4421 Water Davidson Creek	\$158,200	\$158,200	\$0	0.0%
4424 Utilities ROW Crew	\$107,268	\$110,619	\$3,351	3.1%
4430 Water Treatment	\$995,989	\$1,012,656	\$16,667	1.7%
4431 Water Lab	\$23,000	\$23,000	\$0	0.0%
4440 Water Main	\$311,903	\$312,413	\$510	0.2%
4441 Water Elevated Storage	\$57,680	\$57,680	\$0	0.0%
4442 Water Booster Pump	\$10,800	\$10,800	\$0	0.0%
4443 Water Valves & Hydrants	\$164,412	\$177,106	\$12,694	7.7%
4444 Water Taps & Meters	\$307,639	\$316,661	\$9,022	2.9%
4445 Water Meter Reading	\$309,590	\$320,669	\$11,079	3.6%
4446 Water Service	\$74,166	\$76,219	\$2,053	2.8%
4448 Water Construction & Insp	\$162,942	\$173,937	\$10,995	6.7%
8500 Capital Outlay	\$4,585,000	\$6,178,000	\$1,593,000	34.7%
9000 Interfund Transfers	\$3,244,509	\$3,252,235	\$7,726	0.2%
TOTAL WATER/WASTEWATER FUND-505	\$12,198,163	\$14,002,163	\$1,804,000	14.8%

	FY2023	FY2024	INCREASE	% CHANGE
WATER R&E FUND-506 REVENUE				
0039 Other Financing Sources	\$110,849	\$114,712	\$3,863	3.5%
TOTAL WATER FUND R&E-506	\$110,849	\$114,712	\$3,863	3.5%

	FY2023	FY2024	INCREASE	% CHANGE
WATER R&E FUND-506 EXPENDITURE				
4445 Water Meter Reading	\$40,000	\$40,000	\$0	0.0%
8500 Capital Outlay (Banked for Future Projects)	\$70,849	\$74,712	\$3,863	5.5%
TOTAL WATER FUND R&E-506	\$110,849	\$114,712	\$3,863	3.5%

	FY2023	FY2024	INCREASE	% CHANGE
WASTEWATER R&E FUND-507 REVENUE				
0039 Other Financing Sources	\$110,849	\$120,000	\$9,151	8.3%
TOTAL WASTEWATER R&E FUND-507	\$110,849	\$120,000	\$9,151	8.3%

	FY2023	FY2024	INCREASE	% CHANGE
WASTEWATER R&E FUND-507 EXPENDITURE				
4334 Liftstations	\$0	\$40,000	\$40,000	100.0%
4335 Eastanollee Creek	\$0	\$40,000	\$40,000	100.0%
4336 Toccoa Creek	\$40,000	\$40,000	\$0	0.0%
8500 Banked for Future Projects	\$70,849	\$0	(\$70,849)	-100.0%
TOTAL WASTEWATER R&E FUND-507	\$110,849	\$120,000	\$9,151	8.3%

Attachment: FY2024 PROPOSED BUDGET & RESOLUTION (2) (2981 : Public Hearing Budget)

**CITY OF TOCCOA - NATURAL GAS FUND
FY2024 PROPOSED BUDGET SUMMARY**

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
NATURAL GAS FUND-515 REVENUE				
0034 Charges For Service	\$12,461,902	\$13,353,054	\$891,152	7.2%
0038 Miscellaneous	\$0	\$90,000	\$90,000	100.0%
TOTAL NATURAL GAS FUND-515	\$12,461,902	\$13,443,054	\$981,152	7.9%

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
NATURAL GAS FUND-515 EXPENDITURE				
4710 Gas Administration South	\$338,930	\$347,631	\$8,701	2.6%
4712 Gas Taps & Meters South	\$536,643	\$609,676	\$73,033	13.6%
4714 Gas Valves & Regulators	\$91,862	\$96,914	\$5,052	5.5%
4716 Gas Meter Reading South	\$109,371	\$173,599	\$64,228	58.7%
4717 Gas Transmission Line	\$324,017	\$328,080	\$4,063	1.3%
4718 Gas Distribution South	\$305,485	\$312,258	\$6,773	2.2%
4719 Gas Cathodic Protection	\$166,352	\$170,816	\$4,464	2.7%
4720 Gas Safety Compliance Maintenance Crew	\$591,982	\$575,969	(\$16,013)	-2.7%
4721 Gas Service Operation Sou	\$65,114	\$67,122	\$2,008	3.1%
4722 Gas Purchase For Resale	\$5,293,712	\$6,100,966	\$807,254	15.2%
4724 Utilites ROW Crew	\$61,418	\$63,537	\$2,119	3.5%
4730 Gas Administration North	\$164,355	\$161,080	(\$3,275)	-2.0%
4732 Gas Taps & Meters North	\$442,383	\$543,226	\$100,843	22.8%
4738 Gas Distribution North	\$2,002,669	\$1,393,406	(\$609,263)	-30.4%
4741 Gas Service Operatlon Nor	\$82,808	\$83,499	\$691	0.8%
4743 Gas Piping & Conversion N	\$184,116	\$194,566	\$10,450	5.7%
8500 Water/Gas Capital Outlay	\$140,000	\$140,000	\$0	0.0%
9000 Interfund Transfers	\$1,560,685	\$2,080,709	\$520,024	33.3%
TOTAL NATURAL GAS FUND-515	\$12,461,902	\$13,443,054	\$981,152	7.9%

	FY2023	FY2024	INCREASE	% CHANGE
NATURAL GAS R&E FUND-516 REVENUE				
0039 Other Financing Sources	\$105,000	\$301,867	\$196,867	187.5%
TOTAL NATURAL GAS R&E FUND-516	\$105,000	\$301,867	\$196,867	187.5%

	FY2023	FY2024	INCREASE	% CHANGE
NATURAL GAS R&E FUND-516 EXPENDITURE				
4712 Taps and Meters South	\$0	\$90,000	\$90,000	100.0%
4716 Meter Reading South	\$10,000	\$20,000	\$10,000	100.0%
4717 Transmission Line	\$15,000	\$0	(\$15,000)	-100.0%
4718 Distribution South	\$0	\$75,000	\$75,000	100.0%
4721 Service Operations South	\$30,000	\$30,000	\$0	0.0%
4732 Taps & Meters North	\$50,000	\$0	(\$50,000)	-100.0%
4741 Service Operatlns North	\$0	\$40,000	\$40,000	100.0%
8500 Banked for Future Projects	\$0	\$46,867	\$46,867	100.0%
TOTAL NATURAL GAS R&E FUND-516	\$105,000	\$301,867	\$196,867	187.5%

Attachment: FY2024 PROPOSED BUDGET & RESOLUTION (2) (2981 : Public Hearing Budget)

**CITY OF TOCCOA - SOLID WASTE FUND
FY2024 PROPOSED BUDGET**

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
SOLID WASTE FUND-540 REVENUE				
0034 Charges For Service	\$1,247,593	\$1,252,882	\$5,289	0.4%
0038 Miscellaneous Revenue	\$0	\$50,000	\$50,000	100.0%
TOTAL SOLID WASTE FUND-540	\$1,247,593	\$1,302,882	\$55,289	4.4%

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
SOLID WASTE FUND-540 EXPENDITURE				
4520 Solid Waste Residential	\$592,969	\$615,815	\$22,846	3.9%
4521 Solid Waste Commercial	\$372,423	\$387,262	\$14,839	4.0%
4550 Solid Waste Recycling	\$183,935	\$229,355	\$45,420	24.7%
9000 Interfund Transfers	\$98,266	\$70,450	(\$27,816)	-28.3%
TOTAL SOLID WASTE FUND-540	\$1,247,593	\$1,302,882	\$55,289	4.4%

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
SOLID WASTE R&E FUND-541 REVENUE				
0039 Other Financing Sources	\$15,000	\$15,000	\$0	0.0%
TOTAL SOLID WASTE R&E FUND-541	\$15,000	\$15,000	\$0	0.0%

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
SOLID WASTE R&E FUND-541 EXPENDITURE				
8500 Banked for Future Projects	\$15,000	\$15,000	\$0	0.0%
TOTAL SOLID WASTE R&E FUND-541	\$15,000	\$15,000	\$0	0.0%

Attachment: FY2024 PROPOSED BUDGET & RESOLUTION (2) (2981 : Public Hearing Budget)

**CITY OF TOCCOA - LAKE TOCCOA FACILITIES
FY2024 PROPOSED BUDGET SUMMARY**

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
LAKE TOCCOA FACILITIES-556 REVENUE				
0034 Charges For Service	\$420,101	\$463,585	\$43,484	10.4%
TOTAL THE LINKS AT LAKE TOCCOA-556	\$420,101	\$463,585	\$43,484	10.4%

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
LAKE TOCCOA FACILITIES-556 EXPENDITURE				
6150 Golf Course Pro Shop	\$145,449	\$150,530	\$5,081	3.5%
6151 Golf Course Maintenance	\$154,204	\$188,342	\$34,138	22.1%
6152 Event Center	\$120,448	\$124,713	\$4,265	3.5%
TOTAL THE LINKS AT LAKE TOCCOA-556	\$420,101	\$463,585	\$43,484	10.4%

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
LAKE TOCCOA FACILITIES R&E-557 REVENUE				
0039 Other Financing Sources	\$83,000	\$18,000	(\$65,000)	-78.3%
TOTAL THE LINKS AT LAKE TOCCOA R&E	\$83,000	\$18,000	(\$65,000)	-78.3%

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
LAKE TOCCOA FACILITIES R&E-557 EXPENDITURE				
6150 Golf Course Pro Shop	\$85,000	\$0	(\$85,000)	100.0%
6151 Golf Course Maintenance	\$4,500	\$10,000	\$5,500	122.2%
8500 Banked for Future Projects	\$13,500	\$8,000	(\$5,500)	100.0%
TOTAL THE LINKS AT LAKE TOCCOA R&E	\$83,000	\$18,000	(\$65,000)	-78.3%

Attachment: FY2024 PROPOSED BUDGET & RESOLUTION (2) (1981 : Public Hearing Budget)

**CITY OF TOCCOA -SPECIAL REVENUE FUNDS
FY2024 PROPOSED BUDGET SUMMARY**

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
GRANT FUND-200 REVENUE				
0033 Intergovernmental	\$181,324	\$1,622,666	\$1,441,342	794.9%
0039 Other Financing Sources	\$143,000	\$927,890	\$784,890	548.9%
TOTAL GRANT FUND-200	\$324,324	\$2,550,556	\$2,226,232	686.4%

GRANT FUND-200 EXPENDITURE				
1120 Community Development	\$290,999	\$1,269,999	\$979,000	336.4%
1540 Human Resources	\$30,600	\$30,900	\$300	1.0%
3220 Police Department	\$2,725	\$2,725	\$0	0.0%
4220 Streets & Drainage	\$0	\$488,986	\$488,986	100.0%
6220 Parks	\$0	\$757,946	\$757,946	100.0%
TOTAL GRANT FUND-200	\$324,324	\$2,550,556	\$2,226,232	686.4%

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
HOTEL/MOTEL FUND-275 REVENUE				
0031 Taxes	\$107,875	\$107,875	\$0	0.0%
TOTAL HOTEL/MOTEL FUND-275	\$107,875	\$107,875	\$0	0.0%

HOTEL/MOTEL FUND-275 EXPENDITURE				
7520 Community Support	\$50,750	\$50,750	\$0	0.0%
9000 Interfund Transfers	\$57,125	\$57,125	\$0	0.0%
TOTAL HOTEL/MOTEL FUND-275	\$107,875	\$107,875	\$0	0.0%

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
SPLOST VI FUND-206 REVENUE				
0036 Interest Income	\$600	\$500	(\$100)	-16.7%
0039 Other Financing Sources	\$279,400	\$335,254	\$55,854	20.0%
TOTAL SPLOST VI FUND-206	\$280,000	\$335,754	\$55,754	19.9%

SPLOST VI FUND-206 EXPENDITURE				
4220 Streets & Drainage	\$0	\$95,754	\$95,754	100.0%
4331 Gravity Sewers	\$80,000	\$0	(\$80,000)	-100.0%
4430 Water Treatment	\$200,000	\$0	(\$200,000)	-100.0%
4440 Water Mains	\$0	\$100,000	\$100,000	100.0%
9000 Interfund Transfer	\$0	\$140,000	\$140,000	100.0%
TOTAL SPLOST VI FUND-206	\$280,000	\$335,754	\$55,754	19.9%

	FY2023	FY2024	INCREASE (DECREASE)	% CHANGE
SPLOST VII FUND-207 REVENUE				
0033 Intergovernmental	\$1,270,000	\$1,667,000	\$397,000	31.3%
0036 Interest Income	\$475	\$3,000	\$2,525	531.6%
TOTAL SPLOST VI FUND-207	\$1,270,475	\$1,670,000	\$399,525	31.4%

SPLOST VII FUND-207 EXPENDITURE				
2850 Code Enforcement	\$0	\$25,000	\$25,000	100.0%
3220 Police Department	\$165,000	\$165,000	\$0	0.0%
8500 Banked for Future Projects	\$1,105,475	\$1,480,000	\$374,525	33.9%
TOTAL SPLOST VI FUND-207	\$1,270,475	\$1,670,000	\$399,525	31.4%

Attachment: FY2024 PROPOSED BUDGET & RESOLUTION (2) (1981 : Public Hearing Budget)



City Commission
92 North Alexander St
Toccoa, GA 30577

SCHEDULED

AGENDA ITEM (ID # 2979)

Meeting: 05/22/23 05:00 PM
Department: Main Street/Planning Department
Category: Proclamation
Prepared By: Jan Crawford

Initiator: Connie Tabor
Sponsors:

DOC ID: 2979

3.D

Proclamation: Historic Preservation Month

**Proclamation
Historic Preservation Month**

WHEREAS Historic Preservation is an effective tool for economic development, heritage tourism, planning, growth management, neighborhood revitalization, fostering local pride, and maintaining community character while enhancing livability; and,

WHEREAS Historic Preservation is relevant to urban and rural communities throughout the nation, and to Americans of all ages, all walks of life, and all ethnic backgrounds; and,

WHEREAS It is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that have shaped us as a people; and,

WHEREAS The month of May has been designated as National Historic Preservation Month by the National Trust for Historic Preservation; and,

WHEREAS the Toccoa Historic Preservation Commission members support May as being Historic Preservation Month for the City of Toccoa; and,

WHEREAS Main Street Toccoa has a historic district with 17 city blocks of commercial buildings constructed from locally produced brick and erected from 1857 to 1957 which is listed on the National Register of Historic Places, and the local historic district; and,

WHEREAS Main Street Toccoa is a Nationally Accredited and Georgia Exceptional Main Street Community, where the Downtown Development Authority partners with organizations through the community to implement an award winning downtown revitalization program with reinvestment of more than \$45 million in the private sector and \$16 million in the public sector, 160 locally owned businesses and organizations, 29 apartments downtown, active renovation and new construction projects, and more than 68,000 visitors attending our events annually; and

NOW THEREFORE BE IT RESOLVED by the governing authority of the City of Toccoa, Georgia, that the Toccoa City Commission proclaims May 2023 as Historic Preservation Month in Toccoa and call upon our citizens to recognize and participate in special observance of our heritage.

RESOLVED this 22nd day of May, 2023.

Mayor

ATTEST:

Attachment: HP Proclamation (1) (2979 : Proclamation Historic Preservation Month)



City Commission

92 North Alexander St
Toccoa, GA 30577

SCHEDULED

AGENDA ITEM (ID # 2984)

3.E

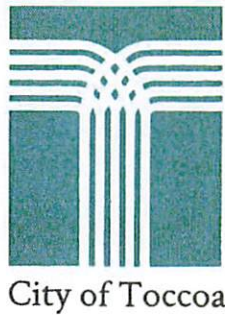
Meeting: 05/22/23 05:00 PM
Department: Main Street/Planning Department
Category: Consideration
Prepared By: Jan Crawford

Initiator: Connie Tabor
Sponsors:

DOC ID: 2984

**Consideration of Approval of the 2023-2024 Georgia's
Exceptional Main Street Program Memorandum of
Understanding**

Community Planning and
Downtown Development
Municipal Building
P.O. Box 579
92 N. Alexander Street
Toccoa, Georgia 30577
(706) 886-8451



To: Billy Morse, City Manager
From: Kristen Deal, Main Street Manager
Date: 05.15.23
RE: GEMS MOU to be Approved at May 22, 2023 Meeting

Every year, Main Street Toccoa must agree to an MOU with Georgia Main Street to utilize the GEMS designation and participate in the Georgia Main Street program. This MOU requires, among other things, that the City of Toccoa do the following:

- Appoint a Board of Directors (the DDA).
- Employ a full-time paid downtown professional.
- Provide a budget for the program and funding for travel and training up to 30 hours a year.

In turn, this MOU stipulates that the Georgia Department of Community Affairs will provide assistance in the execution of the local program, provide consultation services, highlight the program in publications, and provide discounted training and design services to the program.

The agreement is the same agreement that is signed on an annual basis by the City of Toccoa. City Attorney Dickerson has reviewed this MOU previously and finds it acceptable. At their May 12, 2023 regular DDA meeting, the DDA unanimously recommended approval of the GEMS MOU. **Should you also approve the signing of this document, the City Manager, DDA Chairman, and Main Street Manager will sign the document to confirm Main Street Toccoa's status as a GEMS Community through June 30, 2024.**

Thank you,

Kristen Deal
Main Street Manager

Attachment: GEMS MOU for TCC 2023 (2984 : Gems Mou)



2023 - 2024 Georgia Exceptional Main Streets MOU

Memorandum of Understanding

5/1/2023

This document should be signed by all local parties
(Authorized City Representative, Board Chair, Main
Street Program Manager) by **July 3, 2023**

Please email ellen.hill@dca.ga.gov with any questions.

Attachment: GEMS MOU for TCC 2023 (2984 : Gems Mou)



National Main Street
Center
a subsidiary of the
National Trust for Historic Preservation

GEORGIA EXCEPTIONAL MAIN STREETS PROGRAM MEMORANDUM OF UNDERSTANDING

2023 - 2024 Program Year

This agreement is entered into and executed by the Georgia Department of Community Affairs Office of Downtown Development (hereinafter referred to as "DCA"), the City/Town of Toccoa, Georgia (hereinafter referred to as "Community"), the Local Main Street Program Board of Directors, and the Downtown Manager for the Community. DCA will enter into this agreement with the above parties to provide services in return for active and meaningful participation in the Georgia Exceptional Main Streets Program (hereinafter referred to as GEMS) by the Community as specified below.

This agreement outlines the necessary requirements set forth by DCA for the Community's participation in the GEMS Program for the stated year. DCA is the sponsoring state agency for the GEMS program and is licensed by the National Main Street Center (hereinafter referred to as "National Program") to designate, assess, and recommend for accreditation Main Street programs within the State of Georgia.

In recognition of the agreement by DCA, the Community, the Board of Directors, and the Downtown Manager to maintain an active Local Main Street Program, the parties have agreed to the following:

ARTICLE 1: THE COMMUNITY AGREES TO—

1. Appoint or contract with an entity to serve as the Board of Directors for the local Main Street Program. The city council may not serve as the Main Street Board.
2. Set and review boundaries for the target area of the local Main Street Program.
 - A. A copy of these boundaries should remain on file with DCA, and uploaded to the Main Street Boundary Map file in your program's shared DCA Dropbox folder at all times.
 - B. The Community should work with the Board of Directors to review boundaries at least once every three years.
3. Employ a full-time paid professional downtown manager responsible for the daily administration of the local Main Street Program.
 - A. Full-time paid professional staff will be considered an employee that works a minimum of 40 hours per week with at least 75% of their duties relating directly to the Main Street program. A copy of the job description should remain on file with DCA, in Dropbox, at all times.
 - B. The downtown manager should be paid a salary consistent with other community and economic development professionals within the state. The program manager's salary must be paid in excess of minimum wage.
 - A. The Community must notify DCA within one week of any downtown manager vacancy and the Community must appoint an interim point of contact until the position is filled. DCA must have accurate contact information for the downtown manager at all times.
 - B. Provide an annual evaluation of the downtown manager. If the manager is employed by an entity other than the local government, require that entity to provide an annual evaluation and performance review.
4. Provide for local Main Street Program solvency through a variety of direct and in-kind financial support.
 - A. If the downtown manager is an employee of an entity that is not the Community, the Community assures that the program has the financial means to pay for said manager for the period of this agreement.
 - B. The local Main Street program must maintain an identifiable and publicly accessible office space. DCA recommends this space to be in the local Main Street program area.
 - C. The local Main Street program must have sufficient funding to provide travel and training for the downtown manager and the Board of Directors.
5. Assist the downtown manager in compiling data required as part of the monthly reporting process.
 - A. Provide for a positive relationship between the downtown manager and key city staff to access the following information in a timely manner:
 - i. Business license data
 - ii. Building permit data
 - iii. Property tax data
 - iv. Geographic Information Systems data (mapping support when available)

Attachment: GEMS MOU for TCC 2023 (2984 : Gems Mou)

- B. Review reported data submitted by the downtown manager to assure accuracy.
6. Use the "Main Street America™" name in accordance with the National Main Street Policy on the use of the name Main Street.
 7. Notify DCA in writing prior to any wholesale changes in the local program. This includes but is not limited to staff changes, major funding changes, change in organizational placement of the program or major turnover in the board of directors. Such notice should be received by DCA one month prior to said changes. Changes, or failure to notify DCA prior to these changes, may result in program probation, the loss of accreditation or removal of program designation altogether.

ARTICLE 2: THE BOARD OF DIRECTORS AGREES TO—

1. Assist the downtown manager in creating an annual work plan that incorporates incremental and meaningful goals related to the Main Street Approach™ utilizing Community Transformation Strategies and the Main Street Four Point Approach.
 - A. Unless otherwise specified the Community will utilize the DCA provided work plan template.
 - A. The work plan should serve as a strategic plan for the local program for a period of three years or less.
 - B. A copy of the work plan must be on file and uploaded to the Work Plan and Other Planning Documents file in the program's shared DCA Dropbox folder and updated annually with DCA.
2. Provide opportunities for regular public engagement and support of the Local Main Street Program.
 - A. DCA recommends a public downtown visioning event/town hall meeting at least once every three years.
 - B. The Board should identify opportunities for volunteer support and assistance in executing the work plan.
 - C. The Board should actively engage the community for financial and in-kind support of the local program.
3. Conduct, at least, one board training, orientation or planning retreat per year for the local program.
4. Meet a minimum of 12 times per year and ensure that the minutes of each meeting are maintained and distributed. Such meetings should be open to the public and public notice should be given related to meeting times and agendas.
5. Attend training when possible to become better informed about the Main Street approach and trends for downtown revitalization and to support the downtown manager. All Board Members are required to have at least 2 hours of continuing education annually.
6. Newly Appointed Board Members are required to become Main Street 101 certified by the Office of Downtown Development, within their first year of their first term. All current Board Members, regardless of their length of service on the Board, must be Main Street 101 certified through DCA's online testing system. A copy of this certification should be kept on file in your program's shared DCA Dropbox folder.
7. Assure the financial solvency and effectiveness of the Local Main Street Program.
 - A. Adopt an annual budget that is adequate to support the annual work plan, maintain an office and support staff, and provide for training and travel.
 - B. Maintain current membership of the Local Main Street Program to the National Main Street Center to be eligible for accreditation.
 - C. Provide for policies to expend funds, enter into debt, and provide programming support for the local Main Street Program.

ARTICLE 3: THE DOWNTOWN MANAGER AGREES TO—

1. Complete all reporting required by DCA to maintain National Accreditation of the local Main Street Program.
 - A. Complete monthly economic and programming activity reports. These reports must be completed by the 30th of the following month. (Example: March report due by April 30th). Failure to complete monthly reports in a timely manner may result in program probation, the loss of accreditation or removal of program designation.
 - B. Participate in the annual manager's surveys provided by DCA. Failure to complete the annual manager's survey by the deadline will result in the loss of accreditation.
 - C. Provide documentation of all meetings, work plans, budgets, job descriptions, and mission/vision statements for the organization.
 - D. Provide documentation to support the work of the organization as it relates to the Main Street Approach™, including information related to historic preservation as required by the National Main Street Center.
 - E. Provide, from time to time, documentation related to local ordinances, plans, codes, and policies that are specific to the Community's downtown area.
2. Participate in training to broaden the impact of the local Main Street Program.
 - A. The downtown manager and/or board members are expected to attend at least one preservation or economic development-related training annually.

- A. DCA requires managers to attend at least 30 hours of training annually (including webinars, annual trainings, statewide workshops, etc.). Eligible training hours can come from both DCA and non-DCA hosted training events. Training must be relevant to the field of downtown development, historic preservation, planning, community development and economic development. A record the manager's training hours must be uploaded to the Training Log file in your program's shared DCA Dropbox folder.
3. Respond to request by DCA in a timely manner.
4. Take advantage of the Georgia Main Street network of professional downtown managers.
5. All newly hired managers must be Main Street 101 certified with DCA within the first 6 months of employment in the local community. All existing downtown managers must be Main Street 101 certified through DCA's online testing system.
6. Provide regular updates between the local Main Street Program and the Community.
 - A. Managers are encouraged to provide at minimum quarterly reports to the local government.
 - B. Managers are encouraged to provide copies of all minutes, budgets, and work plans to the local government in a timely manner.
7. Maintain and preserve project files. Document downtown projects and other major local program information in a thorough and systematic fashion. All relevant programmatic documentation should be uploaded and stored in the DCA shared Dropbox folder created for your program, following the organization structure outlined in DCA's "A Visual Guide to Dropbox Management" document which is located in the "Resources" folder of the Georgia Main Street website. This is to help ensure a seamless transfer of project files to city representatives or successor manager in the event of personnel changes.

ARTICLE 4: DCA AGREES TO—

1. Supervise all communications between the Community, state government agencies and the National Main Street Center as it relates to the local Main Street Program.
2. Conduct a curriculum of training on an annual basis to assist the downtown manager, the Main Street Board, and the Community with the local downtown revitalization program.
3. Assist local Main Street Programs with organizational issues that may prevent the successful progress of the Community's downtown revitalization strategy.
 - A. DCA may provide assistance, directly or through partnerships, to assist in the execution of local organization strategy sessions, trainings, retreats, and community visioning sessions.
 - B. DCA may assist communities in selecting candidates for the position of downtown manager as requested.
 - C. DCA may require a local Main Street Program to host an on-site assessment visit if the program has had a major leadership or organization change, is currently in a probationary status, or is in jeopardy of losing accreditation or designation status.
4. Provide timely assistance and guidance to the Community as a result of requests for service, monthly reports, or the annual assessment process.
 - A. DCA may contact a community upon observation of monthly reporting abnormalities, missing data or missing reports. If a community becomes delinquent in multiple reports, DCA may contact the local board chair or city administrator about the delinquency.
 - B. DCA may assist in training local staff or volunteers in the reporting process.
 - C. DCA will provide unlimited telephone consultations with local programs.
 - D. DCA will attempt to provide on-site assistance as feasible.
5. Provide ongoing press coverage of the GEMS program, including social media outreach, to recognize and publicize the work of local programs.
 - a. DCA will highlight GEMS community through both the Georgia Main Street website and social media channels.
6. Provide access to resource materials, sample codes and ordinances, organizational documents, and templates for local programs.
 - a. DCA will provide GEMS communities with first right of refusal on all scholarships and financial incentive programs offered by the Office of Downtown Development.
7. Conduct an annual program assessment for the Community highlighting success and opportunities for improvement.
8. Provide fee based strategic planning assistance to the local program.

ARTICLE 5: ALL PARTIES AGREE THAT—

1. This agreement shall be valid through June 30, 2024.
2. This agreement may be terminated by DCA or the Community by written notice of 60 days. Termination of this agreement by the Community will result in the loss of local Main Street Designation. Communities that choose to terminate their Georgia GEMS Main Streets Program affiliation will be required to formally apply for and participate in the Start-Up process if they desire to regain their National Accreditation in the future.
3. If the Community, Board of Directors and/or Downtown Manager fail to fulfill their obligations set forth in this agreement, DCA reserves the right to determine a course of action for the local Main Street Program as it deems appropriate. Such course may include probation, loss of accreditation or termination of designation.
4. If at any point during the 2023-2024 program year there is a change in the local program manager, the local program is required to submit a new MOU including the new manager's signature certifying that person's understanding of the requirements of this relationship.
5. Any change in the terms of this agreement must be made in writing and approved by both parties.

MEMORANDUM OF UNDERSTANDING: 2023-2024 Program Year

THIS AGREEMENT IS HEREBY EXECUTED BY AND BETWEEN THE PARTIES BELOW:

LOCAL GOVERNMENT (COMMUNITY): Toccoa

Authorized City Representative Signature (ACR)

Date

ACR Printed Name

ARC Title

MAIN STREET BOARD OF DIRECTORS

Board Chair Signature

Date

Board Chair Printed Name

Date Term Expires

DOWNTOWN MANAGER

Manager Signature

Date

Manager Printed Name

Date Hired

Please check here if this position is vacant.

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF DOWNTOWN DEVELOPMENT
GEORGIA MAIN STREET PROGRAM

Director's Signature

Date

Jessica Worthington
Director, Office of Downtown Development
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Phone: 404-520-4271
Email: Jessica.worthington@dca.ga.gov

Attachment: GEMS MOU for TCC 2023 (2984 : Gems Mou)

**Toccoa Downtown Development Authority (DDA)
Regular Meeting Minutes**

Notes: Friday, May 12th, 2023

The DDA held its regular meeting on Friday, May 12, 2023, at 8:00 a.m. in the Commission Courtroom of Toccoa City Hall. Chairman Hall called the meeting to order at 8:00 a.m. Mrs. Crosby gave the invocation. The following were in attendance: Chairman Marilyn Hall, Vice Chairman Letha Phillips, Mrs. Sarah Addison, Mr. Clay Fisher, TCC Liaison Terry Carter, Mrs. Connie Tabor, Ms. Kristen Deal, and SCDA President Brittany Ivey. Mr. Clay and Mrs. Carrie Power, along with Mr. Chuck Wright were also in attendance. Mr. Clint Sanders, Mr. Bryan Westmoreland, Mrs. Terri Goethe, and Ms. Tami Mayhugh were absent.

Upon a motion made by Mr. Fisher and seconded by Mrs. Phillips, the May 12, 2023 agenda was unanimously approved. Upon a motion made by Mr. Fisher and seconded by Mrs. Addison, the April 14, 2023 Regular Meeting Minutes were unanimously approved.

Reports

1. **Main Street Events Update.** Mrs. Crosby stated that recent events including Toast of Toccoa and Toccoa Train Day were a success. 126 children got to ride the train throughout the day. She also discussed Cruzin' Down Doyle starting the next weekend, and shortly after that the Ida Cox Music Series with new performances scheduled. She also announced the recent hiring of Misty Richardson, who would take her place as Special Events Coordinator upon her retirement in June.
2. **Ritz Theatre Events Update.** Ms. Deal stated that the Season Six of Night at the Ritz had just concluded with the final performance of the season, and that planning for next season was underway. She stated that the GCA grant that has partially funded the last six seasons was also applied for this year, and they expected to receive notification on that application in the coming months. Ms. Deal also announced the upcoming Summer Movies Series to take place on Thursdays at 10am and 7pm, with a \$1 admission. She stated that the Ritz Theatre website listed each of the dates and shows.
3. **April 2023 Financial Report.** Ms. Deal provided the document.
 - I. **Unfinished Business.**
 - a. N/A
 - II. **New Business.**
 - a. **Façade Grant Application: Chuck Wright for property located at 263 West Savannah Street.** Mr. Wright is submitting an application for façade renovations for property at 263 West Savannah Street, where he is the owner of two 1 bedroom/1 bath apartments. The property is not located in the Historic District so therefore did not require approval from the HPC. The project will include exterior renovations with installation of new board and batten, painting, new windows, gutters, and doors. It will also include the installation of a 30x7ft shed roof for a front porch. Photos and the proposed plan are attached in your meeting packet. Mr. Wright has obtained two quotes, with one totaling \$19,138. Upon review, Mr. Wright is requesting the DDA to consider obligating reimbursement funding in the amount of \$5,000. Should funding be awarded, the DDA will determine if the project is considered minor or major per the façade grant guidelines, setting the completion deadline for either 120 days or 12 months. Mr. Fisher asked Mr. Wright how long he expected the renovations to take, and he replied that he believed it would be by the end of the

summer. With this, it was decided that the project would be considered "minor" and would have 120 days to be completed. Mr. Fisher motioned to tentatively approve the façade grant application, contingent upon staff's receipt of the project second cost estimate, for a total of \$5,000. Mrs. Addison seconded the motion and it carried unanimously.

- b. **Façade Grant Reimbursement: Mr & Mrs. Power for property located at 209 East Foreacre Street.** Ms. Deal stated that Mr. & Mrs. Power applied and were approved for a façade grant at the February 10th DDA Meeting for two facades. Photos are attached showing the work completed to both the front of the building, Currahee Movement Collective, and the rear, Currahee Crossfit. Copies of the invoices and checks are attached as well, showing the total cost of front renovation at \$14,651 and the rear renovation at \$10,150. Upon your approval, Mr. & Mrs. Power are requesting façade grant reimbursement in the amount of \$10,000. The DDA members agreed that the façade renovations turned out beautifully and that they were pleased with the removal of the graffiti. Mrs. Addison motioned to reimburse Mr. & Mrs. Power in the amount of \$10,000, with a second from Mrs. Phillips, and the motion carried unanimously.
 - c. **Façade Grant Review: Subcommittee Report.** Ms. Deal stated that a subcommittee met on Tuesday May 9th, which consisted of Chairman Hall, Mr. Westmoreland, Mrs. Tabor, and Ms. Deal. The subcommittee had been formed to review the façade grant guidelines and procedures, particularly regarding the amount of façade grants that can be applied for a single property. The existing guidelines state that up to four façade grants may be awarded to a building provided the façade faces a public street, alley or parking lot. The consensus was to add to the façade grant guidelines that only one façade grant per building side may be awarded, with a maximum of four sides per building. The DDA discussed the change and agreed that the façades would not be counted by the number of storefronts, addresses or doors, but rather by the four sides of the structure. Mrs. Phillips motioned to approve the updated façade grant guidelines, and Mr. Fisher seconded. It carried unanimously.
 - d. **Georgia's Exceptional Main Street (GEMS) Memorandum of Understanding.** Ms. Deal stated that every year the Georgia Department of Community Affairs requires each Main Street community to sign an MOU. She asked the DDA to please review the MOU and provide approval. Once approved, Chairman Hall and Ms. Deal would sign the MOU, which would then be forwarded on to the City Commission for their ultimate approval. Mr. Fisher asked how long Main Street Toccoa had been a GEMS community, and Mrs. Tabor replied that the accreditation had been earned since 1999, when the national accreditation first began. Mr. Fisher motioned to approve the MOU, and Mrs. Addison seconded it. It carried unanimously.
- III. **Other Business.**
- a. **SCDA Report.** Mrs. Ivey provided her report. She stated that the City and County had dedicated \$125,000 each for the sewer infrastructure project to finish the lift station, and that a representative from the Department of Community Affairs was coming for a site visit next week to inquire and discuss the project in relation to grant funds available. She stated that in gathering data on job creation in the area, she found that 185 industrial jobs were created in the last year, in addition to Chic Fil A who created 110. Mrs. Tabor stated that she could share the Monthly Community Development report with Mrs. Ivey. Mrs. Ivey also stated that the SCDA had recently awarded its first Work Based Learning Scholarship to one of 220 students in the program.

There being no further business, upon a motion made by Mrs. Addison and seconded by Mrs. Phillips, the regular meeting of the Downtown Development Authority was adjourned at 8:28 a.m.

Kristen Deal
Main Street Manager

Marilyn Hall
Chairman

Attachment: GEMS MOU for TCC 2023 (2984 : Gems Mou)



City Commission

92 North Alexander St
Toccoa, GA 30577

SCHEDULED

AGENDA ITEM (ID # 2971)

3.F

Meeting: 05/22/23 05:00 PM
Department: City Manager
Category: Consideration
Prepared By: Jan Crawford

Initiator: Billy Morse
Sponsors:

DOC ID: 2971

**Consideration of Election of the Georgia Municipal
Association's District 2 Officers**



Billy Morse <bmorse@cityoftoccoa.com>

Election of District 2 Officers for 2023-2024- On Behalf of Larry Hanson

1 message

Larry Hanson <ppyrzenski@gacities.com>
 To: "Mr. Billy Morse" <bmorse@cityoftoccoa.com>

Wed, Apr 26, 2023 at 8:20 AM

Dear Billy,


Attached is your city's official ballot for the election of GMA's District 2 Officers for the 2023-2024 year.

Listed on the ballot are the names of the city officials who have been nominated by the current district officers. (The current officers are charged with serving as a district nominating committee.)

The ballot should be returned to the attention of Pete Pyrzenski by Friday, June 2. **Please note that only one ballot may be submitted per city.** The ballot shall be submitted by an official who affirms in writing on the ballot that he or she is authorized to vote on behalf of the city.

We will notify you of the results shortly after June 9. Final approval of GMA district officers, as well as the Association's officers and Board of Directors, will occur at the business meeting to be held at the annual business meeting on June 25.

If you have any questions, please contact Pete at (404) 967-5514 or ppyrzenski@gacities.com.

 5.a 2023 District 2 Ballot.pdf
 160K

Attachment: GMA District 2 (2971 : GMA District 2 Officers)

ELECTION OF GMA'S DISTRICT 2 OFFICERS FOR 2023-2024

BALLOT

The nominating committee comprised of current District 2 officers nominated the following city officials as GMA's District 2 Officers for 2023-2024:

- President Robert (Buddy) Moore, Councilmember, Blairsville
- First Vice President JoAnne Taylor, Mayor, Dahlonega
- Second Vice President Matt Fields, Councilmember, Royston
- Third Vice President Mark C. Reed, Commissioner, Cornelia

Is your city in favor of the nominees for positions of President, First Vice President, Second Vice President, and Third Vice President

Yes ____ No ____

Please provide the following information:

City: _____

Name of person submitting ballot: _____

I affirm that I am authorized to vote on behalf of the city:

Signature: _____

Please mail or email ballot by June 2 to:

Pete Pyrzenski, Georgia Municipal Association, P.O. Box 105377, Atlanta, GA 30348; email at ppyrzenski@gacities.com.

Attachment: GMA District 2 (2971 : GMA District 2 Officers)