



Agenda
City of Clarkesville
Regular Meeting
6:00 PM July 8, 2024

1. *Call to Order*
2. *Invocation and Pledge*
 - 2a. *Pastor Ross Wheeler With Clarkesville First Methodist Church Will Lead the Meeting in Prayer*
3. *Consent Agenda*
 - 3a. *Discuss and Consider Approval of the Following Minutes:*

June 3, 2024 Council Meeting
June 18, 2024 Called Meeting
4. *Department Reports*
 - 4a. *Finance, Main Street, Fire, ESG, Police, Planning and Zoning*
5. *Unfinished Business*
6. *New Business*
 - 6a. *Discuss and Consider Approval of an Alcohol License for Ohmsaishiv LP (Shake N Go) to Sell Package Beer and Wine at 442 Washington Street*
 - 6b. *Discuss and Approve Georgia Power Easement Purchase on City Property*
7. *Public Comment*
8. *Consider Going Into Executive Session*
9. *Adjournment*

OFFICIAL MINUTES
REGULAR MEETING

June 3, 2024
Minutes
City of Clarkesville
Regular Meeting

The Regular Meeting was held on Monday, June 3, 2024, at 6:00 PM at City Hall. Those present were Council Member Don Nix, Council Member Rick Wood, Mayor Pro - Tempore Franklin Brown, Council Member Angelia Kiker, Council Member Brad Coppedge. Mayor Barrie Aycock was absent.

Agenda Item #1: *Call to Order*

Sub-Item #1a.: *Mayor Pro Tempore Franklin Brown Will Call the Meeting to Order*
Mayor Pro Tempore Franklin Brown called the meeting to order.

Agenda Item #2: *Invocation and Pledge*
Mayor Pro Tempore lead the meeting in prayer.

Agenda Item #3: *Consent Agenda*

Sub-Item #3a.: *Discuss and Consider Approval of the May 6, 2024 Work Session, Executive Session and Council Meeting Minutes*
Council Member Brad Coppedge made a motion to approve the consent agenda.
Seconded: Council Member Rick Wood **Passed (4 - 0)**

Agenda Item #4: *Committee Reports*

Sub-Item #4a.: *Finance, Main Street, Fire, ESG, Planning and Zoning, Police*
Department heads presented monthly reports.

Agenda Item #5: *Unfinished Business*

Sub-Item #5a.: *Update on the Highway 115 Bridge Project*
Mr. Dickerson believes the bridge project is on the fast track and construction could potentially start in 2025. The State plans to leave the highway open during the process.

Sub-Item #5b.: *Discuss the University of Georgia Hotel Study*
In partnership with the Archway Program, the Hotel and Lodging Operations class at the University of Georgia completed 5 different reports as a final class project. After much research of Clarkesville and the surrounding area, each study showed that a hotel with 20-50 rooms, with a restaurant, is viable for Clarkesville. Mr. Dickerson also presented an image of his ideal hotel. Council then discussed freely.

Agenda Item #6: *New Business*

Sub-Item #6a.: *Discuss the 2024 Council Planning Retreat*

Council agreed that the 2024 Council Planning Retreat will be held on Thursday, August 29.

Agenda Item #7: *Public Comment*

There were no public comments.

Agenda Item #8: *Consider Going Into Executive Session*

There was no Executive Session.

Agenda Item #9: *Adjournment*

Council Member Rick Wood made a motion to adjourn the meeting.

Seconded: Council Member Angelia Kiker

Passed (4 - 0)

Respectfully submitted,

Julie Poole, City Clerk

OFFICIAL MINUTES
COUNCIL CALLED MEETING

June 18, 2024
Minutes
City of Clarkesville
Council Called Meeting

The Council Called Meeting was held on Tuesday, June 18, 2024, at 5:00 PM at Clarkesville City Hall. Those present were Council Member Rick Wood, Council Member Brad Coppedge, Mayor Pro - Tempore Franklin Brown, Mayor Barrie Aycock, Council Member Angelia Kiker. Council Member Don Nix was absent.

Agenda Item #1: *Call to Order*

Mayor Aycock called the meeting to order.

Agenda Item #2: *Unfinished Business*

Sub-Item #2a.: *Discuss Water Line Extension Bids*

Bids have been recieved for a water line extension of a little over a mile, including hydrants. Lines will be laid on Alec Mountain Road, Zeb Bryson Road and a portion of Stonepile Road, providing another loop for our water system. The lowest bid is \$866,182 and will be paid with ARPA and SPLOST VII funds. Turnipseed has vetted the company and feels confident in them. Residents will be offered a discounted tap fee if they opt in during the installation process.

Mayor Pro - Tempore Franklin Brown made a motion to approve acceptance of the bid from All American Earth Works in the amount of \$866,182.

Seconded: Council Member Brad Coppedge

Passed (4 - 0)

Agenda Item #3: *New Business*

Sub-Item #3a.: *Discuss and Consider Changing the Name of the Greenway Trail*

Brad Coppedge approached Mr. Dickerson to have the name of The Greenway Trail changed to The Soque Greenway Trail. Mr. Coppedge spoke regarding the name change, explaining that while the City does own the property, the Soque River Watershed Association has taken back care of the trail. By adding Soque to the name, it will open up more opportunities for Grants. Mr. Coppedge also shared that the Lowe's HERO program is planning to begin a trail refurbishment. Once this project is complete they would like to present plans to complete phase 2 of the trail, extending it all the way behind Ingles.

Mayor Pro - Tempore Franklin Brown made a motion to approve renaming The Greenway Trail to The Soque Greenway Trail.

Seconded: Council Member Angelia Kiker

Passed (3 - 0)

Agenda Item #4: *Public Comments*

Judy Lovell of 200 Bobcat Dr. inquired of how residents will be notified of the option to tap into the new water line extension. Mr. Dickerson responded that notifications will be left on door hangers.

Lane Gresham of 328 Springwood Dr. agrees with changing the name of the Greenway Trail, but would like to see Soque changed back to the original spelling of Soquee.

Agenda Item #5: Consider Entering Executive Session

There was no executive session.

Agenda Item #6: Adjournment

Council Member Angelia Kiker made a motion to adjourn the meeting.

Seconded: Council Member Brad Coppedge

Passed (4 - 0)

Respectfully submitted,

Julie Poole, City Clerk

City of Clarkesville
(UNAUDITED)

Financial Report - As of May 31, 2024					2023
	Budget	Actual	Difference	%Budget	Actual
General Fund					
Administrative Revenue	2,726,726	2,070,404	(656,322)	76%	1,844,111
Main Street	18,500	16,232	(2,268)	88%	14,135
Fire Revenue	24,000	0	(24,000)	0%	3,200
Planning Revenue	28,000	13,867	(14,133)	50%	6,124
Police Revenue	94,000	41,168	(52,832)	44%	38,939
Streets Revenue	29,226	38,023	8,797	130%	29,846
Hotel/Motel	3,500	724	(2,776)	21%	1,777
ARPA	0	0	0	0%	0
Total General Fund Revenues	2,923,952	2,180,418	(743,534)	75%	1,938,132
Expenses					
Administration	1,118,034	345,639	(772,395)	31%	457,684
Main Street	185,922	88,784	(97,138)	48%	66,597
Fire	516,801	203,063	(313,738)	39%	146,012
Parks	10,300	88,337	78,037	858%	42,802
Planning & Zoning	91,901	35,934	(55,967)	39%	32,124
Police	828,184	395,366	(432,818)	48%	313,685
Streets	175,311	72,384	(102,927)	41%	62,248
Total General Fund Expenses	2,926,453	1,229,507	(1,696,946)	42%	1,121,152
General Fund Revenues over Expenses	0	950,911	(2,440,480)		816,980
Water/Sewer Fund					
Water Revenues	1,399,292	594,178	(805,114)	42%	551,935
Sewer Revenues	565,500	273,187	(292,313)	48%	215,003
Sanitation Revenues	206,000	86,305	(119,695)	42%	83,131
Total Water/Sanitation/Sewer Revenues	2,170,792	953,670	(1,217,122)	44%	850,069
Administration Expense	1,449,153	492,265	956,888	34%	562,098
Water Plant Expense	351,200	164,072	187,128	47%	159,100
Water Distribution Expense	34,839	21,979	12,860	63%	22,214
Waste Water Plant Expense	82,000	36,108	45,892	44%	31,889
Waste Water Collection	47,600	35,791	11,809	75%	39,302
Sanitation	206,000	76,569	129,431	37%	85,469
Total Water/Sanitation/Sewer Expenses	2,170,792	826,784	1,344,008	38%	900,072
W/S/S Revenues over Expenses	0	126,886	126,886		(50,003)
Total City Fund Revenues over Expenses	0	1,077,797	(2,313,594)		766,977

Main Street Report June 2024

New Businesses

- Oasis Bar & Grill
- Strawberry Moon
- Stacie Designs

Events

- First Friday
- Kids on Wheels
- Saturday Concert Series
- In town events
 - Total of 39 events
 - Total Attendance of 1,220

Mauldin House

- Friends of the Mauldin House
- Working with Department of Community Affairs and Historic Preservation

Upcoming events

- Red, White, and Tunes- July 13, 5pm-10pm
- Coffee & Connections –
 - July 23
 - August 27
 - September 24
- First Friday – August 2nd
- Dogs Days of Summer- August 24th
- First Friday – September 6th
- Concert Series –
 - September 21
 - September 28
- Fall Festival and History Harvest – October 5th
- Soque River Fine Arts Festival – October 19th

Fire Department Council Report July 2024

Total 65

Fires 0

EMS 41

MVA 4

Service 14

Cancelled/False 6

Inside City 43

Outside City 22

Public Relations

Fire Safety Class for Boy Scout Camp

ESG Operations Inc.

City Hall Meeting June recap 2024

- LMIG and LRA paving will begin sometime at the beginning of August. We'll be tightening up our list of problem areas.
- The wastewater painting project was completed last month. We are on a real short list of facilities with platinum compliance, we need to have the visual aesthetic that also says we care and are engaged.
- We've engaged a local tree company and we'll be having some of the trees that pose a greater risk for us to remove in house. The Mauldin House, Pitts Park, and others located within the right of way are a few of those locations.

Departmental Activity Report for the Month of June

The following permits were issued for the month of June:

2 Permanent Sign

0 Temporary Sign

1 Plan Review

2 Building

3 Plumbing

3 Electrical

2 Mechanical

0 Tree Removal

1 Land Disturbance Permit – Rabun County Bank

5 Code Enforcement Action

19 Construction inspections

COs Issued: 0

Planning Activities: Grading has started for Rabun County Bank. Construction is estimated to be complete by March 2025.



Natural Resources
241 Ralph McGill Boulevard NE, BIN 10151
Atlanta, GA 30308-3374

June 17th, 2024

City of Clarkesville
P.O. Box 21
Clarkesville, GA 30523

RE: Project Name: Cornelia – Tallulah Lodge 115kV Transmission Line(the “**Project**”)
Georgia Power Company LIMS Project 2022040103 - Parcel 012
Property Location: 1851 Robertson Loop, Clarkesville GA 30523 Tax ID: 102 216

Dear City of Clarkesville, attn. Keith Dickerson,

As you know from our previous discussions, Georgia Power needs to purchase an easement across your property for the Project referenced above. I’ve enclosed maps that show the location of Georgia Power’s proposed transmission line through your property and a copy of the company’s standard transmission line easement document that describes the property rights we are seeking to purchase from you (the “**Easement**”).

Georgia Power has evaluated the value of the easement area and, based on that evaluation, is offering **\$1,600.00** upon receipt of the Easement that has been signed by you and properly witnessed and notarized where indicated. Please note that the witness and notary public must be two different individuals.

Your property’s evaluation is based on the following:

a. Total Acreage of Property	2.00 acres
b. Easement Area	0.04 acres
c. Price per Square ft	\$50,000.00/acre
d. Easement Rights Factor	80 %
e. Easement Value	\$1,600.00
f. Total Assessed Value	\$1,600.00

I will continue to be available to answer any questions you may have concerning the Project, the transmission line, the Easement, or this proposal. If you have questions, please don’t hesitate to call me at **404-933-8495** or email me at **x2cmills@southernco.com**

Best regards,

Casey Millsaps
Land Agent

Enclosures
Business Card, Offer Letter, Easement Document, Parcel Map, W9 form

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

PROJECT 2022040103 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 10582795-GPC9596-VBS-12.02.01
NAME OF LINE/PROJECT: CORNELIA - TALLULAH LODGE 115 KV TRANSMISSION LINE
 SOUTH CLARKESVILLE TO HISTORIC 441 115 KV SUBSTATION
PARCEL NUMBER 012

STATE OF GEORGIA
HABERSHAM COUNTY

E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, CITY OF CLARKESVILLE (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is P. O. Box 21, Clarkesville, GA 30523-0001, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at 1851 ROBERTSON LOOP ROAD, CLARKESVILLE, GA 30523 (Tax Parcel ID No. 104 084) in Land Lot 20 of the 10 District of Habersham County, Georgia.

The "Easement Area" is defined as the portion of the Property more particularly shown on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild overhead and underground electric transmission, distribution and communication lines, towers, frames, poles, wires, manholes, conduits, anchors, guy wires, fixtures, appliances, and protective wires and devices in connection therewith (all being hereinafter referred to collectively as the "Facilities") upon or under the Easement Area; the right of the Company to grant or permit the exercise of the same rights, either in whole or in part, to others; the right of ingress and egress over the Property to and from the Easement Area; the right to cut away and keep clear, remove and dispose of all trees and undergrowth and to remove and dispose of all obstructions now on the Easement Area or that may hereafter be placed on the Easement Area by the Undersigned or any other person.

PARCEL 012 NAME OF CORNELIA - TALLULAH LODGE 115 KV TRANSMISSION
 LINE/PROJECT: LINE
 SOUTH CLARKESVILLE TO HISTORIC 441 115 KV
 SUBSTATION

Further, the Company shall have the right to cut, remove and dispose of dead, diseased, weak or leaning trees (collectively, "Danger Trees") on the Property adjacent to the Easement Area which may now or hereafter strike, injure, endanger or interfere with the maintenance and operation of any of the Facilities located on the Easement Area, provided that on future cutting of such Danger Trees the Company shall pay to the Undersigned the fair market value of the merchantable timber so cut, timber so cut to become the property of the Company. The Undersigned shall notify the Company of any party with whom it contracts, and who owns as a result thereof, any Danger Trees to be cut as set forth above. The Company shall also have, and is hereby granted, the right to install, maintain and use anchors and/or guy wires on the Property adjacent to the Easement Area and the right, when required by law or government regulations, to conduct scientific or other studies, including but not limited to environmental and archaeological studies, on or below the ground surface of the Easement Area.

The Company shall pay or tender to the Undersigned or owner thereof a fair market value for any growing crops, fruit trees or fences cut, damaged or destroyed on the Easement Area by employees of the Company and its agents in the construction, reconstruction, operation, maintenance and repair of the Facilities, except those crops, fruit trees and fences which are an obstruction to the use of the Easement Area as herein provided or which interfere with or may be likely to interfere with or endanger the proper maintenance and operation of the Facilities, provided the Undersigned shall give the Company written notice of the alleged damage within thirty (30) days after the alleged damage shall have been done. The Undersigned shall notify the Company of any party with whom the Undersigned contracts and who owns, as a result thereof, any growing crops, fruit trees or fences, and the Undersigned shall inform said party of the notification provision set forth herein. Any growing crops, fruit trees or fences so cut or damaged on the Easement Area in the construction, operation, maintenance and repair of the Facilities are to remain the property of the owner thereof.

It is agreed that part of the within named consideration is in full payment for all timber cut or to be cut in the initial clearing and construction of the Facilities and that timber so cut is to become the property of the Company. The Undersigned will notify the Company in the event the Undersigned has contracted with another party who owns as a result thereof the timber to be so cut.

The Undersigned has the right to use the Easement Area for agricultural or any other purposes not inconsistent with the rights hereby granted, provided such use shall not injure or interfere with the proper operation, maintenance, repair, extensions or additions to the Facilities, and provided further that no buildings or structures other than fences (which shall not exceed eight (8) feet in height and shall neither obstruct nor otherwise interfere with any of the rights granted to the Company hereby) may be erected upon the Easement Area.

The Undersigned expressly grants to the Company the right to take any action, whether at law or in equity, and whether by injunction, ejectment or other means, to prevent the construction, or after erection thereof to cause the removal, of any building or other structure(s) located on the Easement Area (other than

PARCEL 012 NAME OF CORNELIA - TALLULAH LODGE 115 KV TRANSMISSION
 LINE/PROJECT: LINE
 SOUTH CLARKESVILLE TO HISTORIC 441 115 KV
 SUBSTATION

fences as provided for herein), regardless of whether the offending party is the Undersigned or not. The Undersigned will notify the Company in the event the Undersigned contracts with a third party who owns, as a result thereof, any buildings or other such structures. The Undersigned acknowledges and agrees that said rights are necessary for the safe and proper exercise and use of the rights, privileges, easements, and interests herein granted to the Company.

The Company shall not be liable for or bound by any statement, agreement or understanding not expressed herein.

TO HAVE AND TO HOLD forever unto the Company, its successors and assigns the rights, privileges, easements, powers, and interests granted herein, which shall be a covenant running with the title to the Easement Area.

The Undersigned warrants and will forever defend the title to the rights, privileges, easements and interests granted herein to the Company against the claims of all persons whomsoever.

[Signature(s) on Following Page(s)]

PARCEL 012 NAME OF CORNELIA - TALLULAH LODGE 115 KV TRANSMISSION
 LINE/PROJECT: LINE
 SOUTH CLARKESVILLE TO HISTORIC 441 115 KV
 SUBSTATION

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their
hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the CITY OF CLARKESVILLE
presence of:

_____	By: _____ (SEAL)
Witness	Name: _____
	Title: _____
_____	Attest: _____ (SEAL)
Notary Public	Name: _____
	Title: _____

[CORPORATE SEAL]



CORNELIA - TALLULAH LODGE 115kV T/L

CROSSING THE PROPERTIES OF CITY OF CLARKSVILLE

LAND LOT 20, 10TH DISTRICT, CITY OF CLARKESVILLE, HABERSHAM COUNTY, GEORGIA

DATE: 11/21/23

SCALE: 1" = 50'

DRAWN BY: WRM

EXHIBIT A

SHT 1 OF 1

SYMBOL LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ROW MARKER
- GPC R/W MONUMENT
- QUITCLAIMED R/W

- EXISTING POLE
- POINT OF BEGINNING (POB)
- POC= POINT OF COMMENCEMENT
- GPC REQUIRED R/W
- GPC EXISTING R/W

PARCEL No. 012

CROSSING THE PROPERTIES OF

CITY OF CLARKSVILLE

LAND LOT 20, 10TH DISTRICT, CITY OF CLARKESVILLE, HABERSHAM COUNTY, GEORGIA

PARCEL No. 012

Office Use Only:
Version 1/2024

Name of Line:	Cornelia - Tallulah Lodge 115 kV Transmission Line		Closing Agent: Casey Millsaps	
Project Number:	2022040103	Parcel Number: 012	Gross Proceeds:	
Owner Name:	CITY OF CLARKESVILLE	District: 10	Legal Land Lot: 20	County: Habersham

Instructions for U.S. Tax Persons: As a business, federal income tax law requires us to report certain payments we make to you if you are not exempted from this reporting responsibility. In order for us to properly meet the federal law requirements, we need certain information from you. Please complete the information requested below and return the form to the Georgia Power Land Acquisition Agent or to the address shown above. If you do not provide us with your correct taxpayer identification number, you may be subject to a \$50 penalty imposed by the Internal Revenue Service. In addition, you may be subject to 28% backup withholding on reportable payments we make to you.

Part 1 Tax Status
Instructions: Check ONE box only and provide your complete name and Taxpayer Identification Number
U.S. Resident Individual:

Individual's Name

Individual's Social Security Number

____-__-____

A sole proprietorship may have a "doing business as" trade name, but the legal name is the name of the business owner.

Sole Proprietor:

Business Owner's Name

Owner's Social Security Number

____-__-____

Business or Trade Name:

Or Employer's Identification Number

____-____-____

A partnership may have a "doing business as" trade name, but the legal name is the list of the names of the partners.

Partnership, Limited Liability Co. (LLC), Trust or Estate:

Name of Partnership/ LLC
Trust/Estate (As shown on your tax forms)

Employer Identification Number

____-__-____

Partnership's Legal Name
(Name of first partner):

A corporation may use an abbreviated name or its initials, but its legal name is the name on the articles of incorporation.

If an LLC electing corporate status for U.S. tax purposes, please attach a copy of your tax election on IRS Form 8832, Entity Classification Election

U.S. Corporation, Tax Exempt Org, Federal, State or Local Gov't, Agency:

Name of Corporation or Entity:

Employer identification Number

____-__-____

Part 2 Exemption-If exempt from 1099 reporting, circle your qualifying exemption reason below.

1. Corporation

1. Tax Exempt Charity under 501(a), or IRA

1. The United States or any of its agencies or instrumentalities

1. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions

1. A foreign government or any of its political subdivisions

Under penalties of perjury, my signature certifies that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me).
- I am not subject to backup withholding because a) I am exempt from backup withholding, or b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or c) the IRS has notified me that I am no longer subject to backup withholding.
- I am a person (including a resident alien). The IRS defines a U.S. person as a) U.S. citizen, b) an entity (company, corporation, trust, partnership, estate, etc.) created or organized in, or under the laws of, the United States; a state; or the District of Columbia, or c) a U.S. resident (someone who has a "green card" or has passed the IRS "substantial-presence test." For an explanation of the substantial-presence test, please see IRS Pub. 515 or 519, available at www.irs.gov.)

If you are a foreign person, do not complete this Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Signature	Name (Typed or Printed)	Title
Date	Home Phone Number	Cell/Work Phone Number
Address	City	State