



Agenda
City of Clarkesville
Regular Meeting
6:00 PM October 6, 2025

1. *Call to Order*
2. *Invocation and Pledge*
 - 2a. *Pastor Hobie Wood With Christ Presbyterian Church Will Lead the Meeting in Prayer*
3. *Consent Agenda*
 - 3a. *Discuss and Vote to Approve the Following Minutes:*

September 8, 2025 Work Session and Council Meeting
September 23, 2025 Public Hearing
September 29, 2025 Public Hearing
4. *Committee Reports*
 - 4a. *Finance, Main Street, Fire Department, ESG, Police Department and Planing and Zoning*
5. *Unfinished Business*
6. *Public Hearing*
 - 6a. *Public Hearing Number 3 for the 2026 Budget and Millage Rate*
7. *New Business*
 - 7a. *Discuss and Vote to Approve the 2026 Budget and Millage Rate*
 - 7b. *Discuss and Vote to Approve Resolution 2025-5 to Set the 2025 Property Tax Due Date*
 - 7c. *Announcement of Roxie Barron to the Planning Commission*
 - 7d. *Discuss Representatives for the Housing Authority Board*
 - 7e. *Discuss Representatives for the Library Board*
 - 7f. *Discuss and Approve to Website Changes With Revize.*
8. *Public Comment*

9. *Consider Going Into Executive Session*

10. *Adjournment*

OFFICIAL MINUTES
COUNCIL WORK SESSION

September 8, 2025
Minutes
City of Clarkesville
Council Work Session

The Council Work Session was held on Monday, September 8, 2025, at 5:00 PM at City Hall. Those present were Council Member Don Nix, Council Member Angelia Kiker, Council Member Brad Coppedge, Council Member Franklin Brown, Mayor Barrie Aycock. Council Member Rick Wood was absent.

Agenda Item #1: *Call to Order*

Mayor Aycock called the meeting to order.

Agenda Item #2: *Unfinished Business*

Sub-Item #2a.: *Discuss Budget and Millage Rate*

Mr. Dickerson generally discussed and accepted questions from Mayor and Council regarding the 2026 budget that will be officially presented at the Council Meeting.

Agenda Item #3: *New Business*

Sub-Item #3a.: *Discuss Mauldin House Changes*

Mrs. Kollack has offered to provide original artwork and prints from Mr. John Kollack. Mr. Dickerson plans to move the gardens office to the old landfill on Robertson Loop Rd, along with the greenhouse, in order to make a Kollack room. Council also discussed how to allow a volunteer group to help keep up the gardens.

Sub-Item #3b.: *Discuss Georgia Intercity Passenger Rail Update*

General discussion on the railway planned that will go from North Carolina to Atlanta and Atlanta to Savannah.

Sub-Item #3c.: *Discuss Horwath Hotel Study Proposal*

Horwath HTL is a group out of Atlanta that performs hotel studies and also is, potentially, able to possibly find a company to see the project through. Council discussed their continued vision for the property on Monroe Street and how this could help make it a reality.

Council Member Angelia Kiker made a motion to approve hiring Horwath to complete a hotel study.

Seconded: Council Member Brad Coppedge

Passed (4 - 0)

Agenda Item #4: *Open Discussion*

There was no open discussion.

Agenda Item #5: *Public Comment*

There was no public comment.

Agenda Item #6: *Consider Going Into Executive Session*

There was no Executive Session.

Agenda Item #7: *Adjournment*

Council Member Don Nix made a motion to adjourn the meeting.

Seconded: Council Member Franklin Brown

Passed (4 - 0)

Respectfully submitted,

Julie Poole, City Clerk

OFFICIAL MINUTES
REGULAR MEETING

September 8, 2025
Minutes
City of Clarkesville
Regular Meeting

The Regular Meeting was held on Monday, September 8, 2025, at 6:00 PM at City Hall. Those present were Council Member Don Nix, Mayor Pro - Tempore Franklin Brown, Council Member Angelia Kiker, Council Member Brad Coppedge, Mayor Barrie Aycock. Council Member Rick Wood was absent.

Agenda Item #1: *Call to Order*

Mayor Aycock called the meeting to order.

Agenda Item #2: *Invocation and Pledge*

Sub-Item #2a.: *Mayor Aycock Will Lead the Meeting in Prayer*

Mayor Aycock led the meeting in prayer.

Agenda Item #3: *Consent Agenda*

Sub-Item #3a.: *Discuss and Consider Approval of the Following Minutes:*

July 23, 2025 Council Retreat

July 23, 2025 Executive Session

August 4, 2025 Work Session

August 4, 2025 Council Meeting

Council Member Brad Coppedge made a motion to approve the Consent Agenda.

Seconded: Council Member Don Nix

Passed (4 - 0)

Agenda Item #4: *Committee Reports*

Sub-Item #4a.: *Finance, Main Street, Fire, ESG, Police, Planning and Zoning*

Department Heads presented their monthly reports.

Agenda Item #5: *Unfinished Business*

Sub-Item #5a.: *Discuss and Vote to Approve Historic Cemetery Rules*

After voting, Council, along with Lane Gresham, who is on the Historic Cemetery Board, discussed how these rules and other City policies will be enforced.

Mayor Pro - Tempore Franklin Brown made a motion to approve the updated Historic Cemetery Rules as presented.

Seconded: Council Member Brad Coppedge

Passed (4 - 0)

Sub-Item #5b.: *Discuss and Vote to Approve the Presented Zoning and Density Changes*

Council Member Don Nix made a motion to approve the zoning and density amendments as presented.

Agenda Item #6: New Business

Sub-Item #6a.: Mayor Aycock Will Proclaim Constitution Week

Mayor Aycock proclaimed the week of September 17, 2025 as Constitution Week.

Sub-Item #6b.: 2026 Budget Presentation

Mr. Dickerson presented and discussed the 2026 budget.

Sub-Item #6c.: Discuss and Vote to Approve the Following Public Hearing Dates for the 2026 Budget and Millage Rate

September 23, 2025 at 9:00 am

September 29, 2025 at 12:30 pm

October 6, 2025 at 6:00 pm

Mayor Pro - Tempore Franklin Brown made a motion to approve the public hearing dates for the 2026 budget and millage rate.

Seconded: Council Member Brad Coppedge

Passed (4 - 0)

Sub-Item #6d.: Discuss and Vote to Approve Venera Liquors LLC, dba Monroe Package Store, to Sell Package Beer, Wine and Liquor at 332 Monroe St. Suite 2

Mayor Pro - Tempore Franklin Brown made a motion to approve the alcohol license, dependent upon satisfactory criminal history results.

Seconded: Council Member Brad Coppedge

Passed (4 - 0)

Agenda Item #7: Public Comment

There was no public comment.

Agenda Item #8: Consider Going Into Executive Session

There was no Executive Session.

Agenda Item #9: Adjournment

Council Member Brad Coppedge made a motion to adjourn the meeting.

Seconded: Council Member Don Nix

Passed (4 - 0)

Respectfully submitted,

Julie Poole, City Clerk

OFFICIAL MINUTES
PUBLIC HEARING

September 23, 2025
Minutes
City of Clarkesville
Public Hearing

The Public Hearing was held on Tuesday, September 23, 2025, at 9:00 AM at . Those present were .
City Manager Keith Dickerson and City Clerk Julie Poole

Agenda Item #1: *Call to Order*
City Manager Keith Dickerson called the meeting to order.

Agenda Item #2: *Public Hearing*

Sub-Item #2a.: *Public Hearing Number 1 for the 2026 Budget and Millage Rate*
No public was in attendance. The budget was not presented.

Agenda Item #3: *Public Comment*
Mr. Dickerson answered questions from the press.

Agenda Item #4: *Adjourn*
Mr. Dickerson adjourned the meeting.

Respectfully submitted,

Julie Poole, City Clerk

OFFICIAL MINUTES
PUBLIC HEARING

September 29, 2025
Minutes
City of Clarkesville
Public Hearing

The Public Hearing was held on Monday, September 29, 2025, at 12:30 PM at . Those present were .
City Manager Keith Dickerson and City Clerk Julie Poole

Agenda Item #1: *Call to Order*

Mr. Dickerson called the meeting to order.

Agenda Item #2: *Public Hearing*

Sub-Item #2a.: *Public Hearing Number 2 for the 2026 Budget and Millage Rate*

Mr. Dickerson presented the 2026 Budget.

Agenda Item #3: *Public Comment*

There were no public comments.

Agenda Item #4: *Adjourn*

Mr. Dickerson adjourned the meeting.

Respectfully submitted,

Julie Poole, City Clerk

City of Clarkesville
(UNAUDITED)

Financial Report - As of Aug 31 2025					2024
	Budget	Actual	Difference	%Budget	Actual
General Fund					
Administrative Revenue	2,719,081	2,479,377	(239,704)	91%	2,191,522
Main Street	18,600	3,239	(15,361)	17%	19,118
Fire Revenue	20,000	8,817	(11,183)	44%	9,985
Planning Revenue	28,000	14,756	(13,244)	53%	18,515
Police Revenue	97,500	114,763	17,263	118%	55,262
Streets Revenue	29,226	72,568	43,342	248%	38,023
Hotel/Motel	3,500	2,802	(698)	80%	1,868
ARPA	0	0	0	0%	0
Total General Fund Revenues	2,915,907	2,696,322	(219,585)	92%	2,334,293
Expenses					
Administration	890,944	738,435	(152,509)	83%	541,506
Main Street	209,445	141,048	(68,397)	67%	138,953
Fire	517,020	314,513	(202,507)	61%	299,397
Parks	29,226	14,052	(15,174)	48%	93,622
Planning & Zoning	91,901	56,314	(35,587)	61%	55,262
Police	1,012,305	652,878	(359,427)	64%	575,665
Streets	181,881	114,162	(67,719)	63%	109,369
Total General Fund Expenses	2,932,722	2,031,402	(901,320)	69%	1,813,774
General Fund Revenues over Expenses	0	664,920	(1,120,905)		520,519
Water/Sewer Fund					
Water Revenues	1,469,230	1,050,028	(419,202)	71%	1,004,273
Sewer Revenues	578,000	422,079	(155,921)	73%	457,365
Sanitation Revenues	211,535	147,782	(63,753)	70%	138,343
Total Water/Sanitation/Sewer Revenues	2,258,765	1,619,889	(638,876)	72%	1,599,981
Administration Expense	1,474,094	976,972	497,122	66%	825,201
Water Plant Expense	380,000	218,947	161,053	58%	230,640
Water Distribution Expense	42,721	36,184	6,537	85%	34,051
Waste Water Plant Expense	90,815	73,333	17,482	81%	61,723
Waste Water Collection	59,600	39,228	20,372	66%	43,818
Sanitation	211,535	151,291	60,244	72%	129,808
Total Water/Sanitation/Sewer Expenses	2,258,765	1,495,955	762,810	66%	1,325,241
W/S/S Revenues over Expenses	0	123,934	123,934		274,740
Total City Fund Revenues over Expenses	0	788,854	(996,971)		795,259



Main Street Report September 2025

New Businesses

- Ready. Set. Grow – 7.5 employees
- Aardvarks & Anteaters Child Counseling – 1 employee
- Napa Auto Parts- (formerly Clarkesville Auto Parts)

Events

- First Friday – Sept 5
- Ribbon Cutting at Wildernest- Sept 12
- Purpose Car Show- Sept 12
- Ribbon Cutting at Plantique Market – Sept 26
- In town events
 - Total of events 326
 - Total Attendance of 1460

Upcoming events

- 2nd Annual Soque River Fine Arts Festival – October 18
- Trick or Treat Downtown – Oct. 31
- Downtown Clarkesville Christmas – Dec. 5
- Candlelight Christmas Walk – Dec. 22

Fire Department Council Report October 2025

September Total 72

Fires 0

EMS 45

MVA 6

Vehicle Unlock 1

Hazardous Condition 3

Service 8

Canceled/False 9

City 41

County 27

Demorest 4

Public Relations- 9/11 event @ Fairgrounds, Fire Safety Class @ Methodist Church
Preschool

Fire Extinguisher Class @ Walgreens

Departmental Activity Report for the Month of September

The following permits were issued for the month of September:

2 Permanent Sign

2 Temporary Sign

0 Plan Review

3 Building

2 Plumbing

2 Electrical

1 Mechanical

0 Tree Removal

3 Code Enforcement Actions

9 Construction inspections

COs Issued: 1 Single-family residence on Morningside Dr.

Planning Activities:

CITY OF CLARKESVILLE

PROPERTY TAX DUE DATE RESOLUTION 2025-5

WHEREAS, the proposed budget for the City of Clarkesville for the year 2026 was presented to the Mayor and Council of the City of Clarkesville at the Departmental expense budget level as provide in Section 36-81-5b of the Official Code of Georgia and a copy of the budget were placed in a public location convenient to the residents of the City of Clarkesville; and

WHEREAS, public hearings on the proposed budget were held on September 23, 2025 at 9:00 am, September 29, 2025 at 12:30 pm and October 6, 2025 at 6:00 pm after the publication of notice of the public hearing as provided by law; and

WHEREAS, the 2026 budget and millage rate of 13.57 mills were officially adopted by the Mayor and Council of the City of Clarkesville on October 6, 2025, and Property Tax Bills for tax year 2025 will subsequently be mailed during the month of October 2025.

NOW, THEREFORE, BE IT RESOLVED by the Mayor of the City of Clarkesville that the due date of the 2025 Property Tax Bills is January 31, 2026, and the interest charge date on the 2025 Property Tax Bills is February 02, 2026.

THIS RESOLUTION shall be effective this 6th Day of October, 2025

Barrie Aycock, Mayor

ATTEST:

Julie Poole, City Clerk

Revize Quote

Phase 1: Project Planning and Analysis, SOW	\$500
Phase 2: Discovery & Design from scratch - One concept, three rounds of changes, home page design, and inner page design, includes Responsive Web Programming for great viewing on mobile screens.	\$3,750
Phase 3 & 4: Template Development - Set-up all CMS modules listed on the following page with I-framing or linking to any additional 3rd party web application. You also receive all updates to all CMS modules for the life of your Revize relationship. And you own the technology, design and content!	\$4,500
Phase 5: QA Testing	\$500
Phase 6: Site map development/content reorganization and migration from old website into new website including spell checking and style corrections – up to 650 webpages and documents (approximate amount on your website today). To help remove stale content, Revize will not be moving over old announcements, events, or calendar items.	\$1,200
Phase 7: Content editing and site administration training via web conference (one day session up to 8 hours)	Included
Phase 8: Go Live!	Included
Annual Fee, pre-paid: Includes Unlimited Tech Support, CMS software updates (up to 3 users), security software updates, SSL security certificate, and website health checks. Website hosting Included free of charge (10 GB storage space, 100GB monthly bandwidth limit) with pre-paid annual fee (no email services):	\$3,500
Grand Total (1st year) Second year and onward investment	\$13,950 \$3,500/year

Free website design refresh after year four of service if client signs a 5-year locked-in rate agreement.

Flexible Payment Option

Offers local governments an alternative payment plan that makes it easier to purchase a new website on your budget and spreads the one-time project design and development costs over a longer period of time. Through a 5-year contract, The Revize Client First Plan dramatically lowers the one-time project development and start-up costs of launching a new website. What Revize does is combine the one-time and recurring fees and spreading them over the life of the contract. And because we value our continuing relationships with our customers, [you will receive a website design refresh at the beginning of your fourth year with Revize, Free of Charge.](#)

The Revize Client First Plan Annual Recurring Fees – Interest Free

First Year	\$5,590
Second Year.....	\$5,590
Third Year.....	\$5,590
Fourth Year.....	\$5,590
Fifth Year.....	\$5,590

Website Features Included

The Following Applications & Features will be integrated into Your Website:
In addition to the Government Content Management System that enables non-technical staff to easily and quickly create/update content in the new web site, Revize provides a suite of applications and features specifically designed for government. All of those apps and features are fully described in the following section. The applications and features are grouped into five categories:

- **Citizen's Communication Center Apps**
- **Citizen's Engagement Center Apps**
- **Staff Productivity Apps**
- **Site Administration and Security Features**
- **Mobile Device and Accessibility Features**

Citizen's Communication Center Apps

- Home Page Alert
- Document Center with Keyword Search
- FAQs with Keyword Search
- E-Notifications (Text & Email)
- Newsletter Application
- Staff Directory with Keyword Search
- News Center with Facebook/Twitter Integration
- "Share This" Social Media App
- Web Calendars