



**City of Helen  
Georgia's Alpine  
Village**

25 Alpenrosen Strasse  
PO Box 280  
Helen, Georgia 30545  
706-878-2733  
706-878-1655 -fax  
www.cityofhelen.org



The City of Helen is an equal  
opportunity provider and employer

**CITY OF HELEN  
COMMISSION MEETING  
OCTOBER 15, 2024  
10:00 A.M.  
AGENDA**

**Commissioners:**

Lee Landress  
Steve Fowler  
Mervin Barbree  
Cliff Hood  
Helen Wilkins

**City Manager:**

Darrell Westmoreland

**City Clerk:**

Marilyn M. Chastain

**Finance Director:**

Mona Wood

**Chief of Police:**

Aletha Barrett

**Clerk of Court:**

Jaelyn Burke

**Building and Zoning  
Administrator:**

Jonah Casper

**Public Works**

**Director:**

Jack Morgan

**Fire Department**

**Chief:**

Jody Prickett

1. CALL TO ORDER BY MAYOR STEVE FOWLER
2. ROLL CALL BY CITY CLERK MARILYN CHASTAIN
3. SALUTE TO THE FLAG
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES FROM SEPTEMBER 17, 2024
6. PETITIONS AND COMMUNICATIONS FROM THE PUBLIC
7. ALPINE HELEN/WHITE COUNTY C.V.B. MONTHLY REPORT
8. HELEN CHAMBER OF COMMERCE MONTHLY REPORT
9. ADMINISTRATIVE
  - A. UPDATE FROM CITY MANAGER OF CURRENT PROJECTS
  - B. FINANCIAL REPORT
  - C. CONSIDERATION FOR APPROVAL OF 2025 ALCOHOL LICENSE FOR NEW OWNERS NABEEN KUMAR THAKUR, DIPENDRA ADHIKARI, SANTOSH YADAR, & SHASHI C ADHIKARI OF HELEN BEVERAGE COMPANY, LLC D/B/A/ DISCOUNT SPIRITS OF HELEN, LOCATED AT 50 YONAH STREET, FOR BEER PACKAGE, WINE PACKAGE, LIQUOR PACKAGE, AND ANCILLARY TASTING
  - D. PUBLIC HEARING REGARDING THE APPLICATION OF MR. MALOOF FOR REZONING AND CONDITIONAL USE FOR PROPERTY LOCATED AT 115 ESCOWEE
  - E. DISCUSSION OF APPOINTING MEMBERS TO THE BOARD OF APPEALS
10. POLICE DEPARTMENT MONTHLY REPORT
11. FIRE DEPARTMENT MONTHLY REPORT
12. PUBLIC WORKS, WATER AND WASTE WATER MONTHLY REPORT

13. BUILDING AND ZONING DEPARTMENT MONTHLY REPORT

14. PURCHASES AND BIDS

15. ORDINANCES;

24- 10- 01 FIRST READING; ORDINANCE 24-10-01 AN ORDINANCE OF THE CITY OF HELEN, GEORGIA, TO AMEND THE OFFICIAL CODE OF THE CITY OF HELEN, GEORGIA, BY AMENDING CHAPTER 34, LAND DEVELOPMENT, ARTICLE III, ZONING, BY AMENDING SECTION 34-131.- AMENDMENTS; AND AMENDING SECTION 34-133 CONDITIONAL USE PERMIT;

24-10-02 FIRST READING; ORDINANCE 24-10-02 AN ORDINANCE OF THE CITY OF HELEN, GEORGIA, TO AMEND THE OFFICIAL CODE OF THE CITY OF HELEN, GEORGIA, BY AMENDING CHAPTER 34, LAND DEVELOPMENT, ARTICLE IV, LAND DEVELOPMENT ORDINANCE DIVISION 2, ADMINISTRATION AND ENFORCEMENT BY AMENDING SECTION 34-527. BUILDING PERMIT;

16. RESOLUTIONS

17. CITY COMMISSION COMMENTS

18. ADJOURNMENT

**THIS AGENDA WAS POSTED OCTOBER 11, 2024 @ 9:15 A.M.**

**REVISED OCTOBER 11, 2024 @ 11:00 A.M. AND POSTED**

**THE MEETING AGENDA IS SUBJECT TO CHANGE AND IS NOT FINAL UNTIL APPROVED BY THE CITY OF HELEN COMMISSION AT THE COMMISSION MEETING STATED HEREIN.**



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**CITY OF HELEN  
COMMISSION MEETING  
SEPTEMBER 17, 2024  
MINUTES OF MEETING**

**Commissioners:**

Lee Landress  
Steve Fowler  
Mervin Barbree  
Cliff Hood  
Helen Wilkins

The Helen City Commission met on September 17, 2024 in the Commission Chambers at Helen City Hall. Mayor Steve Fowler called the meeting to Order at 10:00 a.m.

City Clerk Marilyn Chastain called the roll and the following were present; Commissioner Mervin Barbree, Commissioner Helen Wilkins, Mayor Steve Fowler, Commissioner Lee Landress, and Commissioner Cliff Hood.

**City Manager:**

Darrell Westmoreland

Also attending were City Manager Darrell Westmoreland, City Attorney Carl Free, City Clerk Marilyn Chastain, Police Chief Aletha Barrett, Building & Zoning Director Jonah Casper, Finance Director Mona Wood, and Public Works Director Jack Morgan. Fire Chief Jody Prickett was absent.

**City Clerk:**

Marilyn M. Chastain

**Finance Director:**

Mona Wood

**SALUTE TO THE FLAG**

APPROVAL OF AGENDA; Motion to approve made by Commissioner Cliff Hood, 2<sup>nd</sup> by Commissioner Mervin Barbree. Motion approved with a unanimous vote of the Commission.

**Chief of Police:**

Aletha Barrett

**Clerk of Court:**

Jaelyn Burke

APPROVAL OF MINUTES FROM AUGUST 20, 2024; Motion to approve made by Commissioner Helen Wilkins, 2<sup>nd</sup> by Commissioner Mervin Barbree. Motion approved with a unanimous vote of the Commission.

**Building and Zoning  
Administrator:**

Jonah Casper

**PETITIONS AND COMMUNICATIONS FROM THE PUBLIC; None**

**Public Works  
Director:**

Jack Morgan

ALPINE HELEN/WHITE COUNTY C.V.B. MONTHLY REPORT; Report included as an integral part of the Minutes. Director Jerry Brown was not present.

**Fire Department  
Chief:**

Jody Prickett

HELEN CHAMBER OF COMMERCE MONTHLY REPORT; Judy Holloway gave a verbal report and thanked members of the Commission for coming to opening night of Oktoberfest and spoke of upcoming events.

PRESENTATION BY RIVER KEEPERS; Jason Ulseth explained the program being a non-profit, that the Chattahoochee river consist of 435 miles from beginning to end and that part of the program consist of getting water samples to monitor the water quality. He then talked about the trash clean-ups and kids fly fishing program.

**ADMINISTRATIVE**

UPDATE FROM CITY MANAGER OF CURRENT PROJECTS; City Manager Darrell Westmoreland stated that equipment had been delivered to start the new

**COMMISSION MEETING  
SEPTEMBER 17, 2024  
MINUTES OF MEETING  
PAGE 2**

hotel across the street and should begin Monday. He stated the Hydrovac had been come in and was a huge help to the Public Works employees. He stated that DOT had sent several recommendations for the new sidewalk beside City Hall and that the City had complied with each requested suggestion and are waiting of final approval to begin construction, that pipe had been delivered for the new Land Application System.

B. FINANCIAL REPORT; Report included as an integral part of the Minutes. Finance Director Mona Wood gave a verbal report. Motion to approve the Financials made by Commissioner Helen Wilkins, 2<sup>nd</sup> by Commissioner Mervin Barbree. Motion approved with a unanimous vote of the Commission.

C. DISCUSSION FOR APPROVAL OF ALCOHOL LICENSE FOR MATTHEW DANIEL BOGGS OF CAMPFIRE HOOTIN & HOLLERIN ENTERTAINMENT LLC D/B/A CAMPFIRE LOCATED AT 8160 S. MAIN STREET STE B-66 FOR BEER ON PREMISES, WINE ON PREMISES AND SUNDAY SALES; Motion to approve made by Commissioner Mervin Barbree, 2<sup>nd</sup> by Commissioner Cliff Hood. Motion approved with a unanimous vote of the Commission.

D. DISCUSSION FOR APPROVAL OF ALCOHOL LICENSE FOR MARGO BRUCKUS OF HEIDI HAUS LLC, D/B/A/ HEIDI HAUS LLC, LOCATED AT 8660 NORTH MAIN STREET UNIT 2, FOR BEER ON PREMISES; Motion to approve made by Commissioner Cliff Hood, 2<sup>nd</sup> by Commissioner Helen Wilkins. Commissioner Mervin Barbree abstained from the vote due to family member owning the property. Motion approved with a unanimous vote of the Commission voting.

POLICE DEPARTMENT MONTHLY REPORT; Report included as an integral part of the Minutes. Police Chief Aletha Barrett gave a verbal report.

FIRE DEPARTMENT MONTHLY REPORT; Report included as an integral part of the Minutes. Fire Chief Jody Prickett was absent.

PUBLIC WORKS, WATER AND WASTE WATER MONTHLY REPORT; Report included as an integral part of the Minutes. Public Works Director Jack Morgan was present.

BUILDING AND ZONING DEPARTMENT MONTHLY REPORT; Building & Zoning Director Jonah Casper was present and gave a verbal report.

PURCHASES AND BIDS; None

ORDINANCES; None

**COMMISSION MEETING  
SEPTEMBER 17, 2024  
MINUTES OF MEETING  
PAGE 3**

RESOLUTIONS; None

EXECUTIVE SESSION FOR PERSONNEL; Motion to go into Executive Session at 10:32 made by Commissioner Helen Wilkins, 2<sup>nd</sup> by Commissioner Mervin Barbree. Motion approved with a unanimous vote of the Commission.

Motion to resume the regular Commission meeting at 11:10 made by Commissioner Cliff Hood, 2<sup>nd</sup> by Commissioner Mervin Barbree. Motion approved with a unanimous vote of the Commission.

There was no action taken as a result of the Executive Session.

CITY COMMISSION COMMENTS; Mervin Barbree stated that the PD has been doing great work. Mayor Fowler and other Commissioners agreed. Police Chief Aletha Barrett stated the Keg tapping event had been a huge success.

ADJOURNMENT; Motion to adjourn at 11:12 made by Commissioner Mervin Barbree, 2<sup>nd</sup> by Commissioner Helen Wilkins Motion approved with a unanimous vote of the Commission.

**RESPECTFULLY PREPARED BY CITY CLERK MARILYN CHASTAIN**

A handwritten signature in cursive script that reads "Marilyn Chastain". The signature is written in dark ink and is positioned below the typed name of the City Clerk.



# Alpine Helen/White County Convention & Visitors Bureau

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P.O. Box 730 • Helen, Georgia 30545 • 706-878-2181 • FAX 706-878-4032

## CVB Report September, 2024

### ADVERTISEMENTS:

- Digital Campaign reaching Birmingham, Nashville, Tampa-St. Pete, Orlando, Jacksonville, Atlanta and Charlotte continued.
- Oktoberfest insert in the regional newspapers.
- Blue Ridge Country Magazine.
- Georgia EMC Magazine.
- South Carolina EMC Magazine.
- Southern Living Magazine.
- Blue Ridge Digest.
- LRC Travel media Press Room.
- Georgia's Great Places Magazine.
- Southbound Magazine.
- Atlanta Magazine.
- North Georgia Living Magazine.
- Explore.com – Surround yourself in a National Forest Bursting with Fall Foliage hues on this Georgia Byway – Russell-Brasstown Scenic Byway – Helen. 2.6 Million Impressions, with an estimated value of \$24,138.
- AJC. Also picked up by – AOL, Yahoo Travel, Macon Telegraph and the Ledger-Enquirer – Seven scenic drives around the state that will make you love Georgia even more. – Russell-Brasstown Scenic Byway – Helen. 3.4 Billion Impressions, with an estimated value of \$32 million.
- World Atlas.com – 8 most laid back small towns in Georgia – Helen. 8.8 Million Impressions, with an estimated value of \$81,878.



## **ADVERTISEMENTS:**

- AJC.com – 7 fall activities you can enjoy with the Grandkids. Helen’s Oktoberfest. 10.8 Million Impressions, with an estimated value of \$99,900.
- Southern Living.com – 22 Picturesque Mountain Towns to visit this fall. Helen. 11.4 Million Impressions, with an estimated value of \$105,400.
- Columbus Ledger Enquirer – Here’s where you can see the leaves change colors in Georgia this fall. – Helen. 3.5 Billion Impressions, with an estimated value of \$32.2 Million.
- USA Today – Best of – Vote for your favorite Oktoberfest - Helen’s Oktoberfest #6. 194 Million, with an estimated value of \$1.7 Million.

## **WELCOME CENTER:**

- 3,211. (97 less than last year) Visitors stopped by the Welcome Center in September. With the majority of visitors from GA, FL, TN and SC.
- Helen Travel Guides delivered over 385 Cases of the new guides. Mailed out an additional 114 Travel Guides by request in September. We had 126 Travel Guide downloads.
- Website visits for the month of September 134,000 (12,000 more than last year) with 131,000. Unique/new visitors 2.73 page visits with over 452,000. page views with duration of 2.37 minutes per view. Bounce rate 48.52%.

## **TRAVEL SHOWS/MEETINGS:**

- September 3<sup>rd</sup> – Director Brown met with the new Helen Arts & Heritage Director and discussed how we could partner.
- September 5<sup>th</sup> – Director Brown and Doris Skelton decorated the State Welcome Center in Lavonia, GA for Helen’s Oktoberfest.
- September 10<sup>th</sup> – 12<sup>th</sup> – Director Brown attended the Annual STS Conference in Auburn Alabama.
- September 15<sup>th</sup> -17<sup>th</sup> - Director Brown attended the Annual Governor’s Tourism Conference in Jekyll.
- September 19<sup>th</sup> – Monthly CVB Board Meeting.
- September 25<sup>th</sup> – Director Brown met with Advance Travel and Tourism to go over monthly Digital Campaign report.
- September 30<sup>th</sup> – Spoke at the Orange Sky Student Tour luncheon.

10/24

## **Water/Wastewater - Infrastructure Projects Update - City of Helen**

**Groundwater Development:** The hydrogeologist hired by the City has selected four potential sites for ground water exploration. The City has moved forward with the Lenzen Property site, additional sites will be recommended after development. Additionally, EMI is moving forward with an ARC grant application for future ground water wells.

**Main Street Sidewalk:** Initial design of the sidewalk, curb/gutter and storm drain has been completed. EMI has received additional comments from GDOT on retaining walls, EMI is addressing the comments for resubmittal. EMI should have a resubmittal completed the middle of next week.

**Well # 11 (Lenzen Property Well):** Well is drilled; water quality and flow results have been submitted to EPD for source water approval.

**SSES:** Initial sanitary sewer repairs have begun; contractor is scheduled to begin construction work the first of November after Oktoberfest is completed, additional CCTV is scheduled to begin October 28th.

**LAS Improvements:** Large pond is to be pumped out to remove solids, a pump to accommodate this is currently on order. Once the pump is received the pond will be pumped down. All piping and components to complete the remaining repairs to LAS piping in 3 A, B, C have been received. Contractor is waiting for the first freeze to begin work. Spray field 4 and a large portion of 5 is having to be modeled and re-designed as a large portion of the fields are inoperable. EMI is continuing to work on this re-design.

**Capital Improvement Plan (CIP):** The financial analysis portion of the CIP is complete; a review has been completed with City. Please find a copy of the water and sewer capacity forecasting portion for review. The project portion of the CIP is expected to be complete within the next two months.

# Water & Sewer Capacity and Rate Study

City of Helen, Georgia



January 2024

Prepared by:



303 Swanson Drive, Lawrenceville, GA 30043  
phone 770-962-1387 fax # 770-962-8010  
[www.eminc.biz](http://www.eminc.biz)

## City of Helen Cash Flow and Rate Analysis

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As requested, Engineering Management, Inc. (EMI) has completed a water and sewer rate study for the City of Helen. This study examines customer consumption trends, rate revenues generated from these trends, the costs of delivering these utility services, and a projection of these revenues and expenses as Helen continues to grow its customer demand.

The objective of this study is to provide the following services:

*Growth rate model.* EMI proposes to develop and perfect a growth rate model based on historical experiences as well as current trends. This will enable reasonably accurate projections of water use, sewer demands, tap on fees and general revenue based on historical and current trends. This will also provide a revenue forecasting model and provide options regarding any recommended rate increases so that the Mayor and Commission can make informed decisions.

*Rate analysis.* A detailed analysis of water and sewer utility rate structures including minimum fees, meter charges, consumption charges, as well as tap on fees will be made. These will be analyzed in detail from a cost delivery standpoint. Rate charges will be compared to cost of delivery of services including capacity, O&M costs, and consumptive charges as well as funding proposed capital improvements.

The framework of this study is based on the seventh edition of the American Water Works Association Manual (AWWA M1) *Principles of Water Rates, Fees, and Charges* (2017).

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## Methodology

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### *Data Retrieval*

Six-month summaries of historical consumption data were provided from July 2018 to September 2022. The City of Helen experienced a change in data management software near the end of this time period. Monthly consumption customer data was provided from the new software for the most recent twelve months available at the time of data collection, from October 2022 to September 2023. Additionally, the City audit and budget reports of revenues and expenses of the water & sewer fund were provided for the last five years by the City.

### *Data Processing*

The raw data was arranged into customer classes based on an account's assigned residential equivalent unit (REU). Customers were further divided into which tier of consumption their average monthly water consumption habits fell under: tier 1 being the "base" tier, up to 2,000 gallons; tier 2 being between 2,000 and 15,000 gallons; and tier 3 being anything above 15,000 gallons a month. This customer characterization over time was charted into a Historical Consumption file.

It is important to know that some customer consumption levels may shift between tiers at different points in the year, and that new or closed accounts are not billed for the entire twelve months out of the year. So, the number of bills a customer received, or the number of meter readings that were recorded, were used to help adjust this inconsistency in the data. These "Average Active Months" and available 6-month and monthly consumption reports were annualized into a Fiscal Year Summaries file<sup>1</sup>. This file reports the number of customers, total annual consumption, and average monthly consumption per account for each customer class for the past five years. The years report the fiscal year, from July to June of the reporting year, so that revenues reported in the City's audits were in sync with the revenue calculations of this study.

### *Data Analysis*

A Trend Analysis<sup>1</sup> was performed on the annualized historical reports. This involved finding the annual growth rate between each year, and then finding the average annual growth rate of the past five years for each customer class. Furthermore, the average water consumption rate for each class was also derived.

### *Projecting Consumption*

A file was arranged that details historical consumption and uses the derived growth and consumption rates to project the consumption trends of the next ten years. AWWA M1 does not recommend projecting any further than ten years' worth of consumption or rate revenues, as the assumptions become too great to generate reliable data the further the projection extends. That being said, the first five years of this study is the most reliable, and the ten-year projection is a good basis of what current trends may look like over time. AWWA recommends having a rate study conducted every five years for this reason.

The trend of each customer class, as well as the entire water system, was observed and analyzed, so to properly apply projections for customer growth and possibly any changes in consumption per customer. From this study, two projections were performed: one observing the sharp incline of consumption in the most recent year or two and following that rate of growth, and one that signifies a sustainable decline in sharp consumption rate peaks that signify a healthy economy experiencing manageable growth.

Generally, healthy growth is considered to be between 2-4%. A sustaining system can often be found between +/-2%.

### *Projecting Rate Revenues*

The customer consumption data, both historical and projected, were input into a Rate Revenue Projections file. This file has two historical water and sewer rate structures keyed into its calculations. The historical portion is used to verify the reliability of the assumptions and calculations of the study by comparing the generated rate revenues to the reported revenues listed in the budget reports of the water & sewer fund. Once verified, the same structure is extended over ten years to be able to project rate revenues as the system grows and changes.

### *Financial Analysis*

A detailing of revenues and expenses of the water & sewer fund was plotted over the last five years to observe any trends in data. Some item lines are not expected to change in cost, some are due to inflation and accommodating general system growth, and some are known from loan amortization files provided by the City. Generally, a system is to expect a 4% increase in total expenses every year.

The expenses and revenues are projected by extending their trend line. The water and sewer rate revenues are keyed. The future expenses and expected revenue from the current rate structure can be observed and may assist the City in modifying

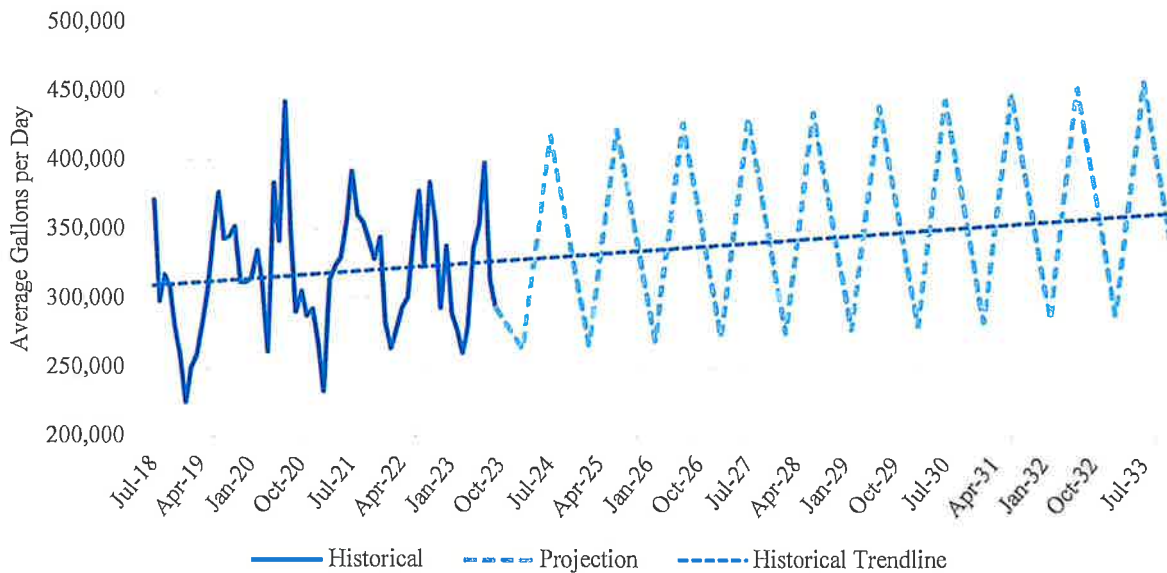
### *Reporting*

The findings, graphs, and budgets generated from this study are detailed in this report. Any assumptions or methods of projects are listed. There is an analysis of top consumers, accounts experiencing outstanding growth, and capacity evaluation. The report is closed with recommendations on how to adjust the current rate structure to be able to sustain its future expenses, maintenance, and so on.

## Growth Rate Model

The City of Helen operates six groundwater wells and purchases additional water from the White County Water and Sewer Authority (WCWSA) to supplement high demand seasons. The water consumption rate from these sources has increased an average of 1.6% annually for the past five years. If this trend continues, the projected daily demand during summer months is expected to be over 450,000 gallons by 2031. The City currently has a groundwater permit of 400,000 gallons per day.

### Water Consumption Projections



For the last 12 months, seasonal peaks in the summer and winter are +29% and -18%, respectively, so this trend is also applied to the projected years above. Based on this analysis, the average daily demand for the peak month of July 2033 is estimated to be 458,000 gallons.

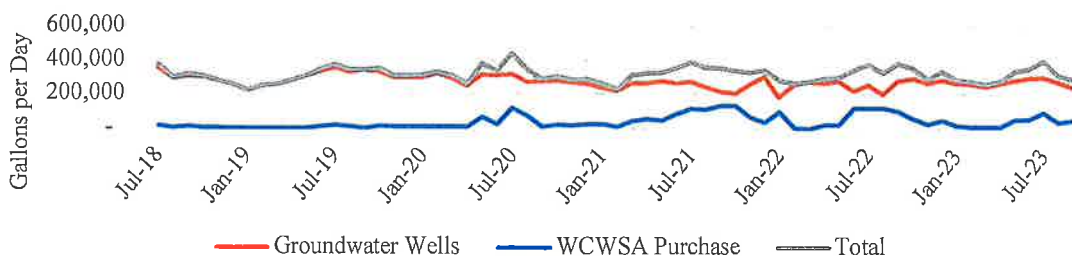
It should also be noted that more water is being metered and billed over the last five years due to the installation of automated meter readings (AMR) devices. In 2019, approximately 60% of water consumption from source was being metered and billed. This increased to 73% by the end of 2023. This improvement has further increased rate revenues in addition to consumption growth.

*Water Capacity*

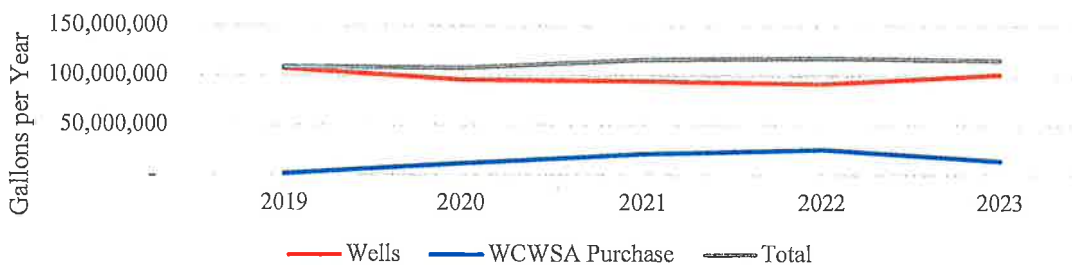
The primary water source for the City is its groundwater wells. The City began purchasing significant amounts of water from the WCWSA in 2020 during seasonal peaks. As the City continued to do this, the wells began producing less water, reducing from a total annual production of 107.6 MG in 2018 to a low of 92.0 MG in 2022. After further analysis, it was found that the increases in WCWSA purchases are accommodating both total water system growth as well as a decrease in well production. It wasn't until 2023 that the wells began to increase their production once again. In this same year, the overall system consumption and WCWSA purchases decreased, however.

The average daily, total annual, and maximum daily consumption from each source is graphed below. Notice how the maximum daily WCWSA purchases account for the seasonal peaks while the average daily and total annual consumption in well production have decreased once significant WCWSA purchases begin.

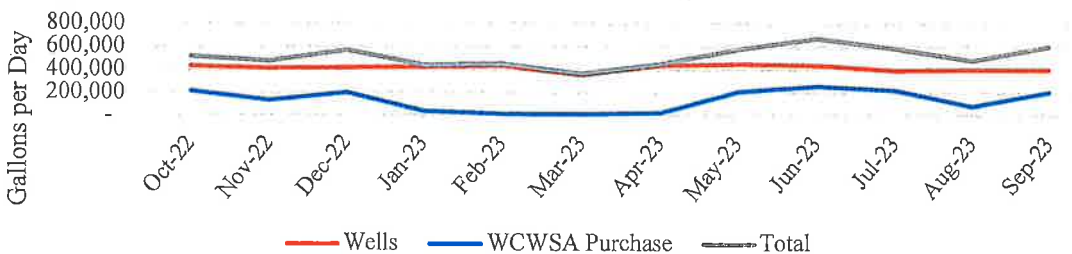
**Average Daily Water Consumption from Sources**  
 For the Last 5 Years



**Total Annual Water Consumption**  
 For the Last 5 Years

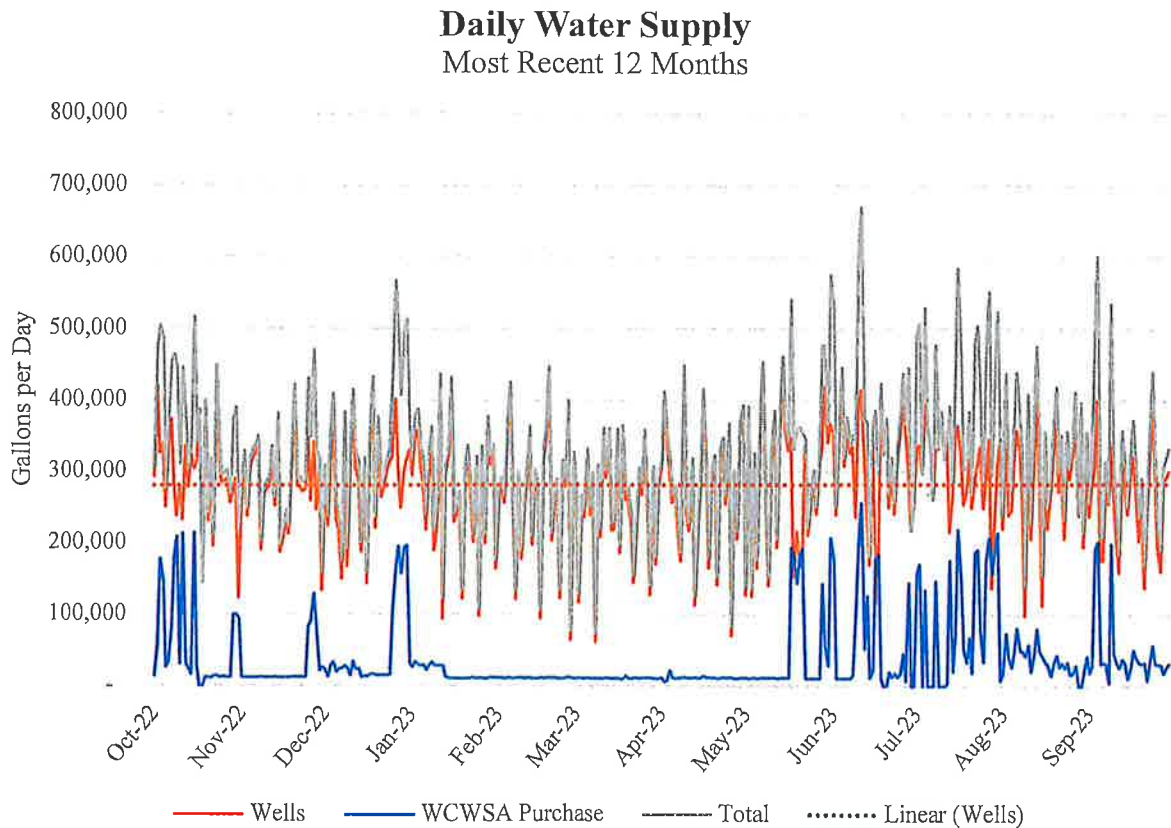


**Maximum Daily Withdrawals per Month**  
 For the Most Recent 12 Months





The below graph shows the exact daily supply from each source in the last year. It can be seen that most of the day-to-day demands of the City are met by the wells. Purchases from the WCWSA typically appear in the summer months and during some abnormally high demand days in the winter months. These purchases during the high demand periods create a uniform average daily groundwater withdrawal of about 280,000 gallons a day. *This is an average value.* The average maximum well withdrawal for the last 12 months has been about 415,300 gallons per day, with an absolute maximum daily withdrawal of 450,200 gallons in the month of May 2023.



What this tells us is that it is safe to assume that the City's wells will provide a maximum of about 415,300 gallons per day in future projections. Any demand above this threshold will most likely be purchased from WCWSA. Alternatively, the City may consider adding additional wells and increasing their groundwater permit.

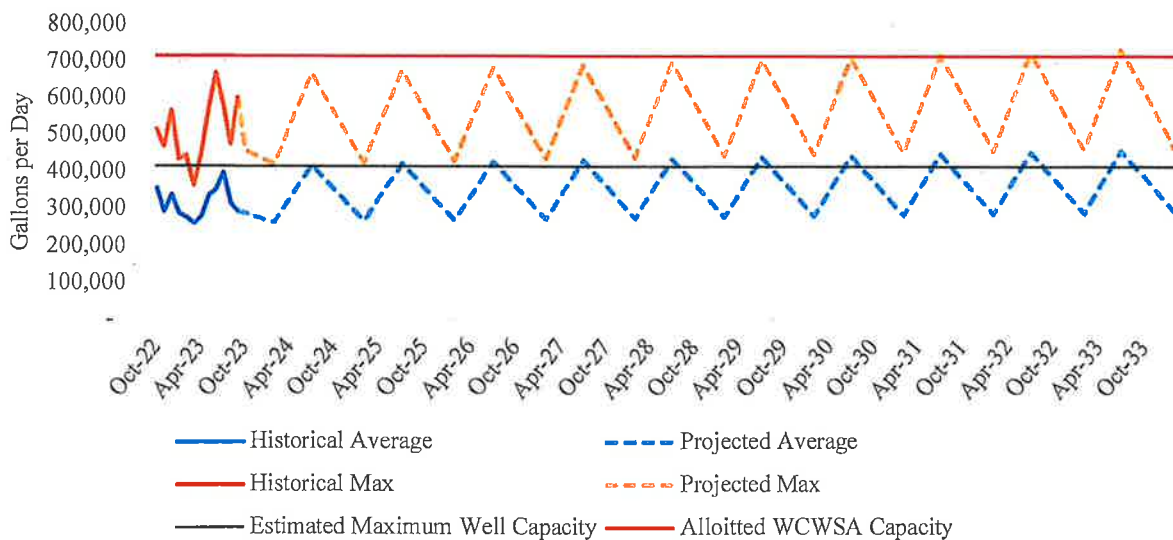
The current purchase agreement with WCWSA allots a maximum average of 300,000 gallons per day, as averaged on a monthly basis. The agreement states that the City may be allotted an additional 100,000 gallons per day, for a maximum average of 400,000 gallons per day, given a 180 day notice. The City is currently paying a flat rate of \$1,000 for the first 300,000 gallons consumed in the month and is then paying a rate of \$3.29 per 1,000 gallons consumed thereafter.

The maximum daily demand from the last 12 months has been about 1.6x the average daily demand of the same month. We can estimate the maximum daily demand of our projection by applying this factor. Again, this projection is under the assumption that the City’s water demand will continue to grow by 1.6% annually, as it has for the past five years. Below is a graph of these average and maximum daily projections along with source capacity limits. The maximum well capacity of 415,300 gallons a day serves as the base source. The WCWSA purchase allowance of 300,000 gallons a day is layered on top as the second capacity line.

According to current projections, the City’s average daily demand is not expecting to reach the WCWSA purchase limit within the next ten years, unless in the event of an extremely high peak month near the end of the ten-year projection. This means it is not expected for the City to begin paying the extra rate fee within the WCWSA purchase agreement. It is important to note that the average daily demand is expected to rise above the well capacity limit during summer months, meaning that *WCWSA purchases will no longer be supplemental – but necessary – to meet average daily water demands during these peak seasons.*

In the projection, the maximum daily demand for the month of July exceeds both the well and WCWSA capacity in the years 2030, 2031, 2032, and 2033. This means that more than 300,000 gallons will need to be used during certain peak days in these months. The average is still below 300,000 gallons a day for the entire month, however, so the projected water demands are still within bounds of the current water purchase agreement.

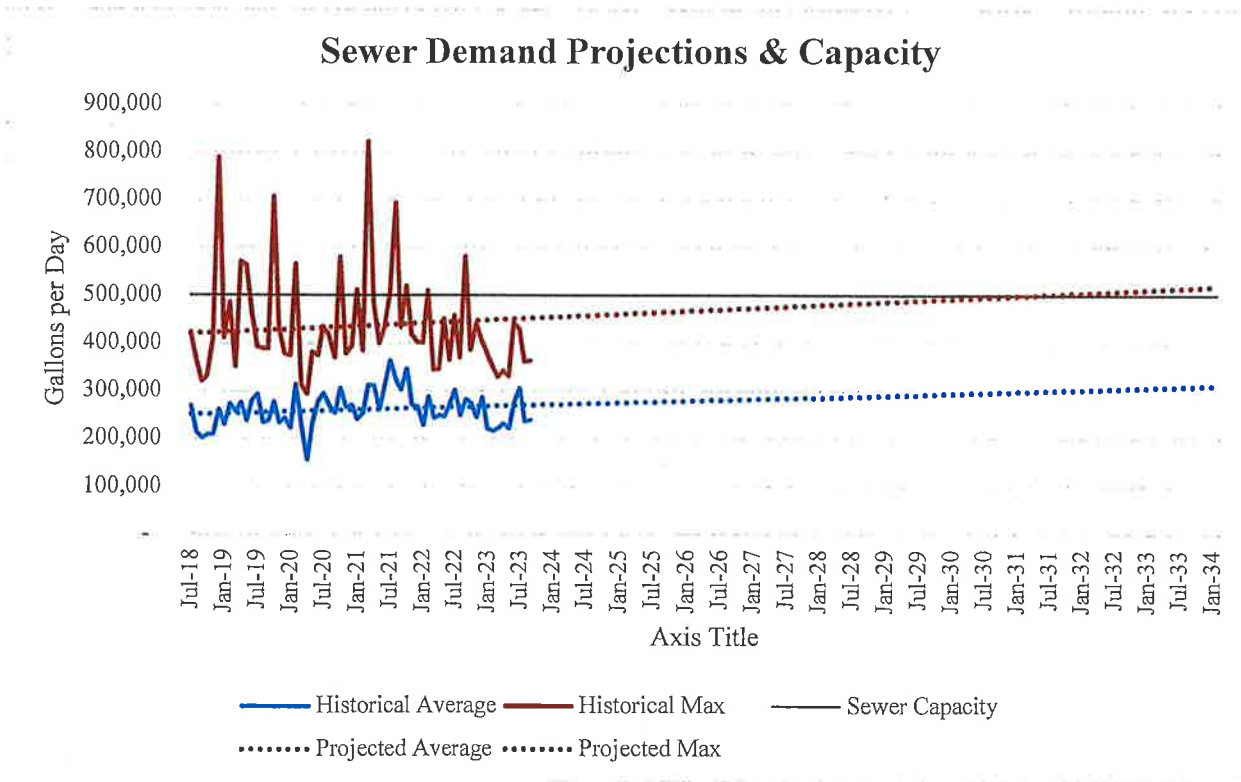
### Water Demand Projections & Capacity



*Sewer Capacity*

Sewer capacity was also analyzed in this study. Sewer demand has increased an average of 0.6% over the last five years. This rate is less than the water demand because (1) the increase in water demand is partially due to commercial use that does not generate waste, and (2) many of the new water connections that have been added are water service only. The maximum daily wastewater generation per month has been about 1.7x the average daily generation over the last five years. These peak days have decreased in the last year or so due to ongoing sewer system rehabilitation. So, the peak factor is expected to decrease as rehabilitation continues. For now, this projection is using the factor 1.7x to generate the maximum daily demands from the average demands.

The Helen wastewater treatment facility (WWTF) has a 500,000 gallons per day capacity. The projected average is not expected to reach this capacity limit in the next ten years. Peaks days will continue to fluctuate around the capacity, however. The sewer system rehabilitation will continue to mitigate these peak flows, but the capacity will be reached on certain high-volume days. Therefore, it is recommended for the City to consider an additional storage pond at the base of its land application system (LAS).



A summary of all the consumption trend calculations is included in **Attachment A**.



**CITY OF HELEN**  
**FINANCIAL REPORT SUMMARY**  
**THREE MONTHS ENDED SEPTEMBER 30, 2024**  
**TAX REVENUES SUMMARY COMPARISON**

**TAX REVENUES**

**HOTEL/MOTEL TAX FUND**

<u>Monthly Comparison</u>				<u>Fiscal YTD Comparison - Three Months Ended 9/30/24</u>			
Sep-23	Sep-24	Difference	% Inc(Dec)	Sep-23	Sep-24	Difference	% Inc(Dec)
259,787	244,059	-15,728	-6.05%	887,546	874,637	-12,909	-1.45%

**SALES TAX**

<u>Monthly Comparison</u>				<u>Fiscal YTD Comparison - Three Months Ended 9/30/24</u>			
Sep-23	Sep-24	Difference	% Inc(Dec)	Sep-23	Sep-24	Difference	% Inc(Dec)
132,938	135,069	2,131	1.60%	429,749	430,518	769	0.18%

**BEER/WINE/LIQUOR EXCISE TAX**

<u>Monthly Comparison</u>				<u>Fiscal YTD Comparison - Three Months Ended 9/30/24</u>			
Sep-23	Sep-24	Difference	% Inc(Dec)	Sep-23	Sep-24	Difference	% Inc(Dec)
18,500	16,202	-2,298	-12.42%	53,294	49,492	-3,802	-7.13%

**MIXED DRINK TAX**

<u>Monthly Comparison</u>				<u>Fiscal YTD Comparison - Three Months Ended 9/30/24</u>			
Sep-23	Sep-24	Difference	% Inc(Dec)	Sep-23	Sep-24	Difference	% Inc(Dec)
10,343	9,444	-899	-8.69%	32,667	31,804	-863	-2.64%

**2020 SPLOST**

<u>Monthly Comparison</u>				<u>Fiscal YTD Comparison - Three Months Ended 9/30/24</u>			
Sep-23	Sep-24	Difference	% Inc(Dec)	Sep-23	Sep-24	Difference	% Inc(Dec)
131,607	133,717	2,110	1.60%	424,703	426,214	1,511	0.36%

**Fiscal YTD Comparison - Two Months Ended 9/30/24**

Budget	Actual	% Inc(Dec)
1,595,000	426,214	26.72%

Cumulative #46	Estimated 2020	Difference	% of Estimate
5,643,172	5,600,000	-43,172	100.77%



**2021 Construction Fund  
Account Summary**

**Date Range: 08/01/2021 - 9/30/2024**

	<b>Budget</b>	<b>9/30/2024</b>	<b>Available @ 9/30/24</b>
HEX STRASSE WELL	250,000	80,471	169,529
LENZEN PROPERTY WELL #11	495,000	146,220	348,780
MAIN LIFT STATION	1,450,000	1,294,280	155,720
SSES IMPROVEMENTS	1,500,000	256,093	1,243,907
CHATTAHOOCHEE RIVER SEWER LINE	375,000	239,360	135,640
GROUND WATER DEVELOPMENT	25,000	37,569	(12,569)
METER REPLACEMENT	595,000	409,286	185,714
WWTF SOLIDS REMOVAL	425,000	558,379	(133,379)
LAS IMPROVEMENTS	875,000	838,324	36,676
	<u>5,990,000</u>	<u>3,859,982</u>	<u>2,130,018</u>



**City of Helen Debt Service as of September 30, 2024**

Lender	Collateral	Loan Amount	Rate	Pmt. Amount	Due	Balance	Matures
BB&T	HME Ahrens Fire Truck	406,802	3.060	47,721	January*	134,829	Jan-27
GEFA CWSRF 14-018	Willow Pond Sewer Rehab	281,000	0.500	2,401	Monthly	59,706	Oct-26
GEFA DWSRG 13-012	Hamby St Bridge Crossing	309,041	0.660	2,662	Monthly	79,182	Mar-27
				<u>52,784</u>		<u>273,717</u>	

Debt Service 2021 Construction Bond \$ 5,891,500



**CITY OF HELEN AVAILABLE 2020 SPLOST FUNDS  
AS OF SEPTEMBER 30, 2024**

<u>2020 SPLOST (20%)</u>	<u>ROADS, STREETS, BRIDGES, SIDEWALKS (23.21%)</u>	<u>WATER/WASTEWATER IMPROVEMENTS (33.93%)</u>	<u>PUBLIC BUILDINGS AND GROUNDS (37.5%)</u>	<u>ADMIN EQUIP, FACILITIES &amp; VEHICLES (5.36%)</u>	<u>2020 SPLOST REVENUE</u>
<b>TOTALS FOR</b>					
<b>6 YEAR PERIOD</b>	1,300,000.00	1,900,000.00	2,100,000.00	300,000.00	5,600,000.00
<b>CURRENT ESTIMATE</b>					
<b>REVENUE</b>					
ACTUAL RECEIVED	1,309,803.60	1,914,762.43	2,116,227.27	302,479.42	5,643,272.71
INTEREST EARNED	62,865.85	91,901.69	101,571.28	14,517.92	270,856.74
<b>EXPENSES</b>					
PRIOR YEARS TOTALS	642,819.58	506,575.64	728,770.22	115,628.57	1,993,794.01
CURRENT YEAR TOTALS	3,025.00	104,500.00	375,000.00	16,678.95	499,203.95
BANK FEES	0.00	0.00	0.00	0.00	0.00
<b>2020 SPLOST AVAILABLE</b>	<b>726,824.87</b>	<b>1,395,588.48</b>	<b>1,114,028.32</b>	<b>184,689.82</b>	<b>3,421,131.49</b>
				Ladder Truck Restricted	750,000.00
					4,171,131.49

## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Helen will hold a public hearing regarding Ordinance 24-10-01, Ordinance of the City of Helen, Georgia, to amend the Official Code of the City of Helen, Georgia, by amending Chapter 34, Land Development Code, Article III Zoning: Section 34-131 – Amendments; and Section 34-133 - Conditional Use Permit, by the amendment of these code sections to allow for required site plans to be prepared by civil engineers, landscape architects, or architectural firms.. There will be a public meeting and hearing regarding this ordinance at the City Planning Design and Review Board meeting on Tuesday, November 12, 2024 at 9:00 a.m. A public hearing will be held in conjunction with the second reading of this ordinance at the Commission meeting on Tuesday, November 19 2024 at 10:00 a.m. The public is invited to attend and make their views known.



# Helen Police Department

## Monthly Report



### September 2024

<p style="text-align: center;"><b><u>Arrests- 17</u></b></p> <ul style="list-style-type: none"> <li>• Felony- 1</li> <li>• Misdemeanor- 14</li> <li>• FVA- 0</li> <li>• VGCSA- 2</li> </ul>	<p style="text-align: center;"><b><u>Citations</u></b></p> <p style="text-align: center;">227</p>
<p style="text-align: center;"><b><u>Security Checks</u></b></p> <p style="text-align: center;"><b><u>1,974</u></b></p> <p>*Downtown businesses 71 (8,449)</p>	<p style="text-align: center;"><b><u>Calls for Service</u></b></p> <p style="text-align: center;">662</p>
<p style="text-align: center;"><b><u>Foot Patrol Hours</u></b></p> <p style="text-align: center;">45</p>	<p style="text-align: center;"><b><u>Accident Reports</u></b></p> <p style="text-align: center;">4</p>
<p style="text-align: center;"><b><u>Criminal Trespass</u></b></p> <p style="text-align: center;">8</p>	<p style="text-align: center;"><b><u>Investigations</u></b></p> <ul style="list-style-type: none"> <li>• Cases cleared by arrest</li> <li>• Cases closed</li> <li>• Cases opened</li> <li>• Investigative Interviews</li> <li>• Search warrants obtained</li> </ul>

# Calls for Service

911 Accidental/Open Line/Hang	13	Fight	3	Road Rage	
Abandoned Vehicle	1	Fire Calls	5	Security / Business Check	22
Active Shooter		Flag Down	5	Sexual Assault Reported	
Alarm Calls	15	Follow up Report	11	Shots Fired	
Amber/Levi/Matties Call/Alert		Foot Patrol	45	Special Detail	10
Animal Call	6	For Your Information	2	Speeding Vehicle	1
Apparent Death		Forgery		Stalking	
Armed Robbery		Fraud		Subject Screaming	
Assault		Harassment		Suicide (attempt or threat)	1
Assist Fire / LEO	7	Hit and Run	1	Suspicious Person or Vehicle	45
Assist Motorist	2	Hostage Situation		Taking Report	
Assistance Needed		Improperly Parked Vehicle	9	Temporary Protection Order	
Attempting to Stop		In the Area		Test Call	
BOLO		Intoxicated Driver/ Ped.	7	Theft Report	1
Bomb Threat		Indecent Exposure		Threats	1
Bond	12	Juvenile Problem	2	Traffic Accident	4
Burglary	1	Kidnapping		Traffic Hazard	
Call by Phone	11	Lines Down		Traffic Stop	207
Car Jacking		Loitering		Tree Down/ Across Roadway	3
Chase in Progress		Lost/Found Item or Person	23	Trespassing	
Child Abuse/ DFCS		Mechanical Breakdown	6	Problem Unknown	
City/County Ordinance Violation	9	Medical Calls	30	Vandalism	
Court Detail	1	Meet in Person	11	Vehicle Lock Out	
Criminal Trespass	3	Mental Subject	1	Vehicle Registration Info.	5
Damage to Property	3	Missing Person		Vehicle Taken without Permission	
Debris in Roadway	1	Noise Complaint	7	Vin Verification	
Deliver Message		Not Otherwise Specified	11	Walk Thru	14
Direct Traffic	1	Open Door	1	Wanted Person/Warrant	7
Dispute	10	Overdue Motorist	2	Wanted/Stolen Indicated	
Disturbance	7	Pandering		Welfare Check	9
Domestic	4	Pick up Prisoner/ Subject	3	School Crossing/ Traffic	
Driver/Criminal History Requested		Possible Dam Failure		Subject in Custody	
Driver's License Info.	3	Prowler		Wrecker needed	
Drug Suspect	2	Public Assist		Civil Process	
Emergency Road Repair		Reckless Driving	6	Illegal Dumping	1
Entering Auto		Refusing to Leave	3	Unknown Problem	6
Escort	6	River Patrol	1	Calls for Water Dept Problems	
Extra Patrol	7	Road Blocked		Walk In Report	5

**Total call for service: 662**

# City of Helen Fire & Rescue

## Monthly Report for September 2024

Total "911 Responses" = 74 / Year to Date = 647

### Major Incident Type(s) Breakdown

Major Incident Type	# Of Incidents Current Month	2023 Monthly Comparison	% Of Total Current Month
Fires	3	1	1.32%
Overpressure rupture, explosion, overhear (No Fire)	0	0	0%
Rescue & Emergency Medical Service	60	36	59.21%
Hazardous Condition (No Fire)	2	2	1.32%
Service Call	1	11	21.05%
Good Intent Call	6	7	13.16%
False Alarm & False Call	2	0	3.95%
Severe Weather & Natural Disaster	0	0	0%
Special Incident Type	0	0	0%
<b>TOTAL</b>	<b>74</b>	<b>57</b>	

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TTL
2023	42	33	58	54	69	96	132	71	57	69	59	55	795
2024	40	55	53	61	79	93	116	76	74				647
Difference	-2	+22	-5	+7	+10	-3	-16	+5	+17				

Count of Aid Given and Received for Incidents for Date Range			# Of Incidents by Day of the Week for Date Range						
AID TYPE	TOTAL	% OF TOTAL	MON	TUE	WED	THU	FRI	SAT	SUN
Aid Given	4	5.5%	9	5	11	5	16	16	12
Aid Received	3	4%	Busiest Hours for Date Range						
None	67	90.5%	0700-0059						

Average Response Time for Non-Aid Incidents for Date Range		
AGENCY	AVERAGE RESPONSE TIME (Dispatched to Arrival)	NUMBER OF INCIDENTS
City of Helen Fire & Rescue	04:55	50

### Overlapping Calls

Overlapping calls are two or more calls occurring at the same time before the Duty Crew can respond to it. For instance, the Duty Crew could be responding to, arriving at, or at the scene of an incident when another call for service comes in. In September we had 12 overlapping calls for a total of 16.22% of our calls. This year our overlapping call average is about 14.37% (93 of 647).



**Apparatus Responses:** This chart identifies our busiest apparatus for the Month

Apparatus Call Sign	Type of Vehicle	Number of Responses for Apparatus
<b>Engine 31</b>	<b>2017 HME "Ahrens Fox"</b>	<b>55</b>
Engine 32	1997 Ferrara "Spartan"	3
Truck 31	2002 Ferrara "Igniter Series"	4
Rescue 31	2000 Ford "F-650"	3
301	2016 Ford "F-150"	17
ATV 31	2016 Polaris "Ranger"	1

### Training

Fire Department completed a total of **72 hours** of classroom and practical training.

<b>Fire Department Non-Emergency Activities</b>		
Incidents w/ no Run #'s	4	*Attended Multiple Meetings at EOC to prepare for Hurricane Helena *E31 – Adjusted Starter - Personnel *Zoom Meetings over Fireworks Reporting System *T31 – Hydraulic Leak fixed – Cleveland Diesel
Station Tour/Visitors	11	
Public Relation Hours	122.23 hrs.	
Fire Safety Program # Kids	4	
CPR/BLS Class	0 Students	
Pre-Fire Plans/Inspections	3	
Hose Testing (Feet)	0	
Hydrant Testing/Maintenance (Total #)	0	

# **PUBLIC WORKS REPORT**

**sep 2024**

- Cut back the crape myrtle trees Escowee .
- Fixed one water main leaks.
- Paint the gutters on the new restroom.
- Get town ready for the Oktoberfest parade .
- Putting up Christmas lights in the trees throughout town .
- Clean up town after the parade .
- Clean out drains on road side.
- Normal routine clean restrooms. Trash rout. Road side trash. read meters . Cut grass . 811 locates.
- Worked in the spray field on broken line and fallen trees .
- Put out and paint orange hay bales for fall decorations .
- Put up directional signs.
- Do water samples on weekends and holidays.
- Put chlorine and salt in wells weekly .
- Clean up the shops.
- Worked at the library putting out wood chips and changing light bulbs cleaning up out side .
- Trim up all the bigger Christmas trees .



Helen, GA

# Service Order Statistics

## Group Summary

Group	Issued	Completed	Voided	New
1ST AVAILABLE	37	34	3	0
CHIPPING	1	1	0	0
WATER	2	1	0	1
Grand Totals	40	36	3	1

## Staff Summary

Staff	Issued	Completed	Voided	New
1ST AVAILABLE	7	5	2	0
CHRIS ESTES	1	1	0	0
EDWARD SALWAY	27	26	0	1
JACOB WESTMORELAND	1	1	0	0
JARED TURNER	3	2	1	0
SUSIE SANDERS	1	1	0	0
Grand Totals	40	36	3	1

## Job Code Summary

Job Code	Issued	Completed	Voided	New
CHIPPING - CHIPPING	1	1	0	0
CONNECT - CONNECT	3	3	0	0
DELIVER CAN - DELIVER CAN	1	0	1	0
DISCONNECT & READ - DISCONNECT & READ	1	1	0	0
LEAK CK - LEAK CHECK	3	2	1	0
LOCK NON PAYMENT - LOCK NON PAYMENT	3	3	0	0
MISC - MISC	2	2	0	0
PICK UP CAN - PICK UP CAN	1	1	0	0
PICK UP CAN- TERM - PICK UP CAN - TERMINATE SERVIC	1	0	1	0
PULL DATA - PULL METER DATA	4	4	0	0
PULL METER - PULL METER	1	1	0	0
READ - READ	3	3	0	0
READ TO TRANSFER - READ TO TRANSFER	4	4	0	0
RE-READ IN BILLING - RE-READ IN BILLING	6	6	0	0
SERVICE ACTION - SERVICE ACTION	1	1	0	0
TURN OFF & LOCK - TURN OFF & LOCK	3	3	0	0
TURN OFF/ON- REPAIRS - TURN OFF/ON - REPAIRS	1	0	0	1
UNLOCK - UNLOCK	1	1	0	0
Grand Totals	40	36	3	1

## Action Summary

Action	Issued	Completed	Voided	New
Connect	3	3	0	0
Disconnect	1	1	0	0
Re-Read	6	6	0	0
Occupant Change	4	4	0	0
Miscellaneous	16	14	1	1
Cutoff	3	3	0	0
Service Action	4	2	2	0
Begin Suspend	3	3	0	0
Grand Totals	40	36	3	1

## Issued by User

User	Issued
Mirinda	3
Susie	34

### Issued by User

User	Issued
Tori	3
Grand Totals	40

### Completed by User

User	Completed
esalway	29
ssanders	6
thead	1
Grand Totals	36





**City of Helen  
Georgia's Alpine  
Village**

25 Alpenrosen Strasse  
PO Box 280  
Helen, Georgia 30545  
706-878-2733  
706-878-1655 -fax  
www.cityofhelen.org



The City of Helen is an equal  
opportunity provider and employer

**BUILDING AND ZONING MONTHLY REPORT  
September 2024**

**Commissioners:**

Steve Fowler  
Helen Wilkins  
Cliff Hood  
Mervin Barbree  
Lee Landress

**City Manager:**

Darrell Westmoreland

**City Clerk:**

Marilyn M. Chastain

**Clerk of Court:**

Jaclyn Burke

**City Finance Director:**

Mona Wood

**Chief of Police:**

Aletha Barrett

**Building and Zoning  
Director:**

Jonah Casper

**Fire Chief:**

Jody Prickett

**Public Works  
Director:**

Jack Morgan

**PERMITS**

Building: 3  
Electrical: 2  
Mechanical: 2  
Plumbing: 3  
Demo: 0  
Sign: 6  
Special Event: 2

**INSPECTIONS**

-Permitted: 23  
-Courtesy inspections and consultations: 8  
-Builder and Architect consultations: 5

Certificates of Occupancy issued: 9



**ORDINANCE 24-10-01**

**AN ORDINANCE OF THE CITY OF HELEN, GEORGIA, TO AMEND THE  
OFFICIAL CODE OF THE CITY OF HELEN, GEORGIA, BY AMENDING  
CHAPTER 34, LAND DEVELOPMENT, ARTICLE III, ZONING, BY  
AMENDING SECTION 34-131. – AMENDMENTS; AND AMENDING SECTION  
34-133 CONDITIONAL USE PERMIT;**

WHEREAS, the Helen City Commission finds that in regard to the application process in the Helen City Code for rezoning, conditional zoning, and conditional use; the requirement in the code that the site plans submitted by applicants must be prepared by a registered civil engineer is overly burdensome on the applicant;

WHEREAS, the Helen City Commission finds that most similarly situated jurisdictions also provide for and allow such plans to be prepared by and submitted by Landscape Architects and Architectural Firms; and

WHEREAS, the Helen City Commission believes that it would be appropriate to amend the Official Code of the City to allow the submission of such site plans, whether prepared by a civil engineer, architectural firm, or a landscape architect; and

WHEREAS, under the Helen Municipal Code the Helen City Commission can originate amendments to the zoning ordinance of Helen, Georgia, which have universal effect on the properties in the city;

**IT IS HEREBY ORDAINED**, by the Helen City Commission that The Official Code of The City of Helen, Georgia, is amended by amending Chapter 34, Land Development Code, Article III, Zoning, by the *amendment* of Section 34-131(b)(1)(c) as follows:

Chapter 34, **LAND DEVELOPMENT CODE**, ARTICLE III. Zoning,

**Sec. 34-131. Amendments.**

“34-131(b)(1)(c) Six copies of the rezoning site plan prepared by a registered civil engineer, landscape architect, or an architectural firm displaying the specific uses, buffers, curb cuts, building locations, parking requirement and drainage structures.”

**OTHER THAN** the amendment of Section 34-131(b)(1)(c) reflected above, no other change to Section 34-131 is intended by this Ordinance.

**IT IS HEREBY FURTHER ORDAINED**, by the Helen City Commission that The Official Code of The City of Helen, Georgia, is amended by amending Chapter 34, Land Development Code, Article III, Zoning, by the *amendment* of Section 34-133(b)(3) Conditional use permit: as follows:

“34-133(b)(3) Six copies of the rezoning site plan prepared by a registered civil engineer, landscape architect, or architectural firm displaying the specific use, buffers, curb cuts, building locations, parking requirement and drainage structures.”

**OTHER THAN** the amendment of Section 34-133(b)(3) reflected above, no other change to Section 34-133 is intended by this Ordinance.

**Be it further ordained**, by the Helen City Commission, that any ordinance or resolution previously existing, either replaced by or inconsistent or in conflict with this ordinance, are repealed in their entirety if replaced hereby, and repealed partially to the extent of the conflict or inconsistency of the previous ordinance.

**Be it further ordained**, by the Helen City Commission, that this ordinance shall become effective upon adoption.

This ordinance approved by the Helen City Commission this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
**Steve Fowler, Mayor** **(SEAL)**

**ATTEST:** \_\_\_\_\_  
**Marilyn Chastain, City Clerk**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Carl Free, City Attorney**

**Passed First Reading** \_\_\_\_\_

**Passed Second Reading** \_\_\_\_\_

**Approved and Adopted** \_\_\_\_\_

**ORDINANCE 24-10-02**

**AN ORDINANCE OF THE CITY OF HELEN, GEORGIA, TO AMEND THE OFFICIAL CODE OF THE CITY OF HELEN, GEORGIA, BY AMENDING CHAPTER 34, LAND DEVELOPMENT, ARTICLE IV, LAND DEVELOPMENT ORDINANCE, DIVISION 2, ADMINISTRATION AND ENFORCEMENT BY *AMENDING* SECTION 34-527. BUILDING PERMIT;**

WHEREAS, the Helen City Commission finds that with regard to construction in Commercial Zoning Districts within the City of Helen, the inclusion of a requirement of a proposed building site survey and an as built survey requirement following construction as part of the permitting process would be beneficial in preventing subsequent problems within the City with regard to encroachments, required set-backs, stream buffers and other requirements imposed by city and state law;

WHEREAS, the Helen City Commission finds that with regard to the commercial zoning districts, the requirement of such surveys to be pro-actively facilitated as part of the building permit process would be in the best interest of the City,

**IT IS HEREBY FURTHER ORDAINED**, by the Helen City Commission that The Official Code of The City of Helen, Georgia, is amended by amending Chapter 34, Land Development Code, Article IV, Land Development Ordinance, by the *amendment* of **Section 34-527. Building permit, subsection (a)** as follows:

**“Section 34-527. Building permit.**

- (a) Required. No building or other structure shall be erected, moved, extended, enlarged, repaired, painted, or structurally altered, nor shall any excavation or filling of any lot for the construction of any building be commenced until the city manager or designee has issued a building permit for such work. Permits shall be issued and fees charged according to the provisions of the city safety codes. If such permit involves the erection, extension, or enlargement of any building or structure in a commercial zoning district, a survey prepared by a Georgia registered land surveyor or engineer showing the proposed location of the improvements shall be submitted as part of the application process. Upon completion of the project, as built surveys prepared by a Georgia registered land surveyor or engineer shall be a pre-requisite on all completed building projects located within any commercial district before the issuance of a Certificate of Occupancy under Section 34-538, in addition to all other requirements of that Code Section.”

**OTHER THAN** the amendment of Section 34-527(a) reflected above, no other change to Section 34-527 is intended by this Ordinance.

**Be it further ordained**, by the Helen City Commission, that any ordinance or resolution previously existing, either replaced by or inconsistent or in conflict with this ordinance, are repealed in their entirety if replaced hereby, and repealed partially to the extent of the conflict or inconsistency of the previous ordinance.

**Be it further ordained**, by the Helen City Commission, that this ordinance shall become effective upon adoption.

This ordinance approved by the Helen City Commission this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
**Steve Fowler, Mayor** (SEAL)

**ATTEST:** \_\_\_\_\_  
**Marilyn Chastain, City Clerk**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Carl Free, City Attorney**

**Passed First Reading** \_\_\_\_\_  
**Passed Second Reading** \_\_\_\_\_  
**Approved and Adopted** \_\_\_\_\_