

ORDINANCE 25-01-01

**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 34-185. – Highway Commercial (C-3)**

WHEREAS, the Helen City Commission finds that added potential positive development for the City of Helen, Georgia, could occur with the addition of potential additional conditional uses within the Highway Commercial C-3 Zoning District;

WHEREAS, among those potential conditional uses which could have a potential impact are the ability of an applicant to apply for a conditional use permit for the use of an event facility to be located in the C-3 District, as well as a conditional use permit for the potential construction of short term rental accommodations to serve such event facility and development; and

WHEREAS, the City Commission finds that the addition of such potential conditional uses of property to the C-3 Highway Commercial Zoning District would be in accordance with the community comprehensive plan as having development potential for properties so districted;

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 34-185 – Highway Commercial (C-3) with the ADDITION of the following conditional uses to that code section:

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

Sec. 34-185 – Highway Commercial (C-3)

(c) Conditional Uses:


18. Event Facility. Event facility means a facility designed to hold festivals, exhibitions, concerts, conventions, trade shows, corporate meetings, weddings, receptions, reunions, private parties and similar type events.
19. Short Term Rental Accommodations designed to support the usage of an event facility as same is defined and identified in 18.

OTHER THAN the amendment of Section 34-185 adding the above two potential “Conditional Uses” reflected above, no other change to Section 34-185 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ordinance or resolution previously existing, either replaced by or inconsistent or in conflict with this ordinance, are repealed in their entirety if replaced hereby, and repealed partially to the extent of the conflict or inconsistency of the previous ordinance.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.

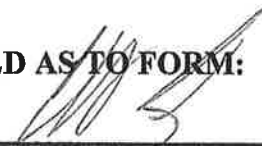
This ordinance approved by the Helen City Commission this 21 day of January, 2025.



Mayor (SEAL)

ATTEST: 

Marilyn Chastain, City Clerk

APPROVED AS TO FORM:


Carl Free, City Attorney

Passed First Reading	<u>December 17, 2024</u>
Passed Second Reading	<u>January 21, 2025</u>
Approved and Adopted	<u>January 21, 2025</u>

Resolution No. 25-03-01

**A RESOLUTION BY THE CITY OF HELEN
FOR THE PURPOSES OF AWARDING A CONSTRUCTION CONTRACT
FOR MAIN STREET SIDEWALK EXTENSION PROJECT
AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE APPROPRIATE DOCUMENTS FOR
IMPLEMENTATION OF THE PROJECT**

WHEREAS, the City of Helen desires to make improvements to its Mainstreet sidewalk, and

WHEREAS, the City of Helen has authorized engineering design for materials and methods to be utilized, and

WHEREAS, the City of Helen authorized their consulting engineers, Engineering Management, Inc., to prepare construction plans, specifications and bid documents for the project, and

WHEREAS, all required rights and permits have been secured for the project; and

WHEREAS, plans and specifications were prepared for the project; and

WHEREAS, the City of Helen advertised and received bids for the project February 18, 2025, and

WHEREAS, the consulting engineers have tabulated and reviewed the bids, and


WHEREAS, an appropriate review of the bids indicate that the most qualified firm and the best bid for the project is that of Square Deal Enterprises, Inc. of Sautee, Georgia in the amount of Five Hundred Ninety-Nine Thousand Four Hundred Sixty, and 00/00 (\$599,460).

NOW THEREFORE be it resolved by the City Commission of the City of Helen to award the Main Street Sidewalk Extension project to Square Deal Enterprises, Inc. of Sautee, Georgia in the amount of Five Hundred Ninety-Nine Thousand Four Hundred Sixty, and 00/00 (\$599,460).


BE IT FURTHER RESOLVED to authorize Darrell Westmoreland, City Manager, to execute all documents required for implementation of the proposed project.

This Resolution read and passed by a quorum on the 18th day of March 2025.

Certified correct by:


Darrell Westmoreland, City Manager

I, Marilyn Chastain, City Clerk, and official keeper of the records, do hereby certify that the above Resolution was passed in regular session this 18 day of March 2025 and has not been rescinded in any way.


Marilyn Chastain, City Clerk
(SEAL)

**Main Street Sidewalk Extension
for the
City of Helen, Georgia**

ITEM NO.	DESCRIPTION	UNIT	Est. No. of Units	Sutton Deal Enterprises, Inc.		Til Sources, LLC		Crawford Construction Company, Inc.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
01025.01	Pre-construction video and photos of construction area	LS	1	\$500.00	\$500.00				
01570.01	Traffic Control to comply with the manual on Uniform Traffic Control Devices(MUTCD)	LS	1	\$14,600.00	\$14,600.00				
02200.01	Shoulder construction and miscellaneous grading	CY	31.5	\$210.00	\$6,615.00				
02270.01	Rock Removal	CY	100	\$7,000.00	\$7,000.00				
02270.02	Erosion Control	LF	320	\$4.00	\$1,280.00				
02270.03	Silt Fence, Type S Type Sensitive (Previously Type C)	EA	5	\$700.00	\$3,500.00				
02270.04	Excavated Inlet Sediment Trap (Filter Fabric with Supporting Frame)	EA	3	\$500.00	\$1,500.00				
02270.05	Slope Filter Ring	SY	440	\$750.00	\$330,000.00				
02270.06	Excavator Blanket	SY	10	\$4.00	\$40.00				
02521.00	Decorative Concrete Rip Rap	LF	1,020	\$210.00	\$214,200.00				
02521.01	6"x30" TYP. concrete curb and gutter	SY	700	\$40.00	\$28,000.00				
02521.02	4" thick concrete sidewalk, 6-ft wide	EA	2	\$122.00	\$244.00				
02521.03	Handicap Ramp, Type D, Per CDOT STD A3, to include Delineatable warning surface	EA	2	\$1,300.00	\$2,600.00				
02575.00	Phaseweb Repair	LF	75	\$120.00	\$9,000.00				
02575.01	Asphalt Pavement Cut and Repair	EA	5	\$6,000.00	\$30,000.00				
02720.01	Storm Drainage	EA	2	\$13,800.00	\$27,600.00				
02720.02	CDOT Standard 0101-A, Junction Box, 0'-6" Depth	EA	2	\$6,000.00	\$12,000.00				
02720.03	CDOT Standard 1019-A, Type C, D1, 0'-6" Depth	EA	1	\$10,200.00	\$10,200.00				
02720.04	CDOT Standard 1031D, SWCB, 0'-6" Depth	EA	4	\$40,000.00	\$160,000.00				
02720.05	CDOT Standard 1031D, Recessed SWCB, 0'-6" Depth	EA	1	\$8,000.00	\$8,000.00				
02720.06	Pedestal Top Wrt Inlet, per Detail S015, Sheet D3	LF	605	\$31.845	\$19,266.23				
02720.07	18" Dia. RCP Storm Pipe	EA	65	\$160.00	\$10,400.00				
02720.08	12" Dia. RCP, pipe with associated fittings to extend existing pipe down slope to Structure A-3.)	EA	1	\$500.00	\$500.00				
02720.09	Existing Utilities Restoration	EA	4	\$250.00	\$1,000.00				
02720.10	Adjust existing manhole frame and cover to proposed elevation	EA	4	\$250.00	\$1,000.00				
02720.11	Adjust existing utility valve boxes to proposed elevation	EA	4	\$250.00	\$1,000.00				
02931.00	Grassmow	SY	7,400	\$1.00	\$7,400.00				
03000.00	Concrete Retaining Walls	LS	1	\$61,200.00	\$61,200.00				
03100.01	Cast in-place concrete retaining wall #1 to include all reinforcement, form work, etc. to construct wall	LS	1	\$59,200.00	\$59,200.00				
03100.02	Cast in-place concrete retaining wall #2 to include all reinforcement, form work, etc. to construct wall	LS	1	\$61,000.00	\$61,000.00				
03200.00	Miscellaneous	LS	1	\$51,000.00	\$51,000.00				
03200.01	Temporary Shoring using soil nail walls per plans by Timber Ridge Contractors, LLC.	LS	1	\$51,000.00	\$51,000.00				
03200.02	Thermoplastic solid traffic stripe, 8 in. White	LF	171	\$25.00	\$4,275.00				
TOTAL BASE BID:					\$599,460.00		\$879,576.23		\$1,032,086.23

*INCORRECT TOTALS ARE IN BOLD AND ITALICS AND CORRECTED

I hereby certify this to be a true and accurate tabulation
of bids received by the City of Helen
on February 16, at 2pm

Fletcher Holiday
President
Engineering Management, Inc.

