



STAFF ACTION ITEM

MEETING DATE: 07/06/2026

TITLE: *High Shoals Development Subdivision & West Dallas Sewer Extension Phase IIA Sanitary Sewer Improvement – Sewer Tap & West Dallas Special Utility District Fee Credit Request*

PRESENTED BY: *Brandon Rakestraw – Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

High Shoals Development Subdivision & West Dallas Sewer Extension Phase IIA Sanitary Sewer Improvement – Sewer Tap & West Dallas Special Utility District Fee Credit Request

HISTORY/PAST ACTION:

N/A

INFORMATION:

Request Mayor and Council approval for the issuance of the following Sanitary Sewer Tap Fee and West Dallas Special Utility District Fee credit amounts for the High Shoals Development Subdivision located within Land Lots 1073, 1074, 1087, 1088, 1145, 1146, and 1160 of the 3rd District, 3rd Section within Paulding County, Georgia; formally known as Tax Parcel I.D. No.(s) 086.1.2.001.0000 and 086.1.1.001.0000 and intends to develop the property for the construction of (460) Four Hundred Sixty Residential Lots.

***See attached “Differential Cost Analysis Document” ***

- *Sanitary Sewer Tap Fee Credit Amount (Overall Total approved by City) - \$214,151.52*
- *Sanitary Sewer Tap Fee - Per Lot (to be collected by City) - \$4,634.45*

- *West Dallas Special Utility District Fee Credit (Overall Total approved by City) - \$1,305,533.19*
- *West Dallas Special Utility District Fee Credit (Per Lot Requested by Developer) - \$2,838.12*

- *West Dallas Special Utility District Fee Credit (Per Lot Approved by City) - \$1,843.00PL*
- *Differential in credit amounts (Requested / Approved) per lot - \$995.12PL (City council will determine eligibility of this differential credit amount to be deducted from the per lot sanitary sewer tap fee to be collected by the city for each plated lot. If approved the per-lot sanitary sewer tap fee to be collected will equal \$3,639.33 for each plated lot.*

Staff requests Mayor and Council approval of the proposed fee credits.