



CITY OF DAHLONEGA

Council Meeting-Minutes

May 02, 2022, 6:00 PM

Gary McCullough Chambers, Dahlongega City Hall

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision - To be an open, honest, and responsive city, balancing preservation and growth, and delivering quality services fairly and equitably by being good stewards of Dahlongega's resources.

PRESENT

Mayor JoAnne Taylor

Councilmember Ron Larson

Councilmember Roman Gaddis

Councilmember Johnny Ariemma

Councilmember Ryan Reagin

Councilmember Ross Shirley

Councilmember Lance Bagley

CALL TO ORDER AND WELCOME

Mayor Taylor called the meeting to order at 6:00 pm

Mayor Taylor welcomed Leadership Lumpkin and recognized distinguished guests: Lumpkin County Commissioner Bobby Mayfield, Chamber of Commerce Executive Director Robb Nichols, Retired Command Sergeant Major John Howerton, and his son Blake who led us in the Pledge of Allegiance.

PRAYER / PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Councilmember Shirley led the Prayer.

Blake Howerton led the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Taylor asked for a motion to approve the agenda and noted there would be a grammatical change for item number d in the minutes to read April 18, 2022.

Motion made by Councilmember Gaddis to approve the amended Agenda, Seconded by Councilmember Larson.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

PUBLIC COMMENT – PLEASE LIMIT TO THREE MINUTES

no comments

APPROVAL OF MINUTES -

Mayor Taylor called for a motion to accept the minutes as listed on the agenda.

- a. City Council Amended Meeting Minutes, April 4, 2022
Danna Foster, Assistant City Clerk
- b. City Council Public Hearing Minutes, April 18, 2022
Danna Foster, Assistant City Clerk
- c. City Council Special Called Meeting Minutes, April 18, 2022
Danna Foster, Assistant City Clerk
- d. Council Work Session Minutes, April 18, 2022
Danna Foster, Assistant City Clerk

Motion made by Councilmember Larson to approve the meeting minutes as presented on the Agenda, Seconded by Councilmember Reagin.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

APPOINTMENT/RECOGNITION

1. Appointment of Jim Bergen to the Historic Preservation Commission

Lance Bagley, Councilmember

Mayor Taylor spoke of her favorite part of doing this job, appointing people to serve the community on a volunteer basis. She asked for a vote from Council to appoint Jim Bergen to Historic Preservation Committee.

Motion made by Councilmember Bagley, Seconded by Councilmember Shirley.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

2. Appointment of Janet Barger to the Historic Preservation Commission

JoAnne Taylor, Mayor

Mayor Taylor noted the vital role in our City of appointment to the Historic Preservation Commission. She thanked Janet Barger for putting in her application to be appointed. She asked for a motion to approve Janet Barger.

Motion made by Councilmember Gaddis to approve, Seconded by Councilmember Larson.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

Mayor Taylor commented that the Historic Preservation Commission plays a vital role in maintaining and preserving a precious downtown. She then read the Oath of Office to Mr. Bergen and Ms. Barger.

Council, Mayor, and the new commission members staged a photo opportunity.

Mayor Taylor commented on the skilled volunteer that gives their time with no expectation of pay just because they love Dhalonega, and we have appointed two experts. Jim, an architect, will be

skilled in assisting the Historic Preservation Commission, and Janet is a former History and American Government Teacher interested in Historic Preservation. It is such a pleasure to have you both volunteer.

Mayor Taylor read a Proclamation for the 53rd Annual Professional Municipal Clerks Week, May 1 through 7th, 2022. She thanked City Clerk Mary Csukas and Assistant City Clerk Danna Foster for attending to the details of the City.

ORDINANCE AND RESOLUTION:

3. Ordinances 2022-02, 2022-05, 2022-06 & 2022-07: To provide regulations for the package sale of distilled spirits. Doug Parks, City Attorney

Ordinance 2022-02 An ordinance to amend the code of the City of Dahlonega, Georgia – Chapter 4: Alcoholic Beverages; Article II: Licensing and regulation by adding provisions providing for the package sale of distilled spirits: and for other purposes.

Mayor Taylor announced the City Council had time to review the details of these Ordinances. Mayor Taylor stated this would be the first reading of this ordinance, and there will be subsequent second reading in the future.

Mayor Taylor asked Council if there was a motion to change the draft ordinance as it stands to increase the minimum inventory levels to \$500,000.

Councilmember Gaddis made a motion to amend the draft ordinance to increase the minimum inventory levels to \$500,000. Councilmember Larson seconded.

Councilmember Gaddis added this is one of the few times we had the opportunity to pass an Ordinance to foster and encourage economic development. Increasing the minimum inventory levels would enable or promote growth in our City, potentially a commercial building with property tax for the City, school system, and Lumpkin County. We would have it in perpetuity.

There was a discussion between Council regarding inventory necessity for a successful business and the local area's average inventory.

City Attorney Parks indicated a good range in the areas they researched, and the \$500,000 level came up often. He offered to send Council that information.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Bagley

Voting Nay: Councilmember Shirley

Mayor Taylor called for other motions to amend the language of the 2500 square feet terminology.

Councilmember Shirley called to amend the ordinance regarding minimum square footage, indicating the wording in section 3, item 8. The City Attorney suggested that this wording defined the showroom space, and amending it would not define it. His understanding was to give the vendor flexibility in space and suggested 2500 sq. ft. without restricting the mechanical rooms and offices.

Mayor Taylor asked for a second to the motion, and Councilmember Reagin seconded the motion.

Discussion ensued regarding the language of the 2500 square feet terminology and the number of buildings available in the districts.

City Attorney Parks remarked these conversations are part of the natural process and recommended using the word showroom in the language.

Mayor Taylor returned to Councilmember Shirley's original motion. Councilmember Shirley had concerns about the ordinance not being overly restrictive and ensuring there was a minimum. Councilmember Bagley indicated he would support staying with what they had until they had more information. Councilmember Shirley withdrew his motion.

Mayor Taylor called for any further motions to amend the ordinance draft, and there were no other motions. City Attorney Parks clarified and asked if she spoke solely of Ordinance 2022-02, and she affirmed.

Mayor Taylor then called for a motion to vote on the first reading of Ordinance 2022-02 with the change presented by Councilmember Gaddis.

Councilmember Gaddis made a motion to approve the draft Ordinance 2022-02 with the changes. Seconded by Councilmember Larson.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Bagley, Councilmember Shirley

Ordinance 2022-05 An Ordinance to Amend the Code of the City of Dahunega, Georgia Subpart B: Land use and Land development; Appendix B Zoning; Article XIV; B-1, Neighborhood Business District; Section 1402: Permitted uses

Mayor Taylor called for a motion regarding 2022-05. City Attorney Parks reminded Council these Ordinances limit the location to B-1 and B-2 zones.

Councilmember Ariemma made a motion to approve Ordinance 2022-05, Seconded by Councilmember Shirley.

Mayor Taylor reemphasized this was about restricting the areas of the City in which a Distilled Spirits store can be located.

Mayor Taylor called for any discussion. There was no discussion.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Bagley, Councilmember Shirley

2022-06 An Ordinance to amend the code of the city of Dahunega, Georgia, Subpart B: Land Use and Land Development; Appendix B: Zoning; Article XV; B-2, Highway Business District; Section 1502: Permitted Uses

Councilmember Larson made a motion to approve 2022-06 as submitted. Seconded by Councilmember Bagley.

Mayor Taylor called for any discussion. There was no discussion.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Bagley, Councilmember Shirley

2022-07 An Ordinance to amend the code of the City of Dahunega, Georgia, Chapter 4: Alcoholic Beverages; Article II: Licensing and Regulations; Section 4-24; Regulations Pertaining to Certain Classes of Licenses only, by Amending Sub-section (e) License issuance for distilled spirits package sales – retail dealer building and inventory requirements, by adding clause (17) that restricts the location of distilled spirits package stores to the B1 and B2 Zoning Districts.

Councilmember Larson read the condensed version of the Ordinance.

Councilmember Gaddis made a motion to approve. Seconded by Councilmember Reagin.

Mayor Taylor called for any discussion. There was no discussion.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Bagley, Councilmember Shirley

4. Resolution 2022-08 - FY22 Budget Amendment for Additional Tourism Funds, Allison Martin, Finance Director

Mayor Taylor discussed this item provides additional Tourism Funds and offered City Manager Schmid the opportunity to provide detail in Director Martin's absence. City Manager Schmid indicated the information was on pages 48-50 of the package and amended the budget by \$54,000 to renovate Visitor Center restrooms.

Mayor Taylor called for a motion.

Councilmember Gaddis made a motion, Seconded by Councilmember Shirley.

Mayor Taylor called for any discussion.

Councilmember Bagley agreed the restrooms needed renovation and asked if there was an option to make them bigger. City Manager Schmid explained he received the plan from the County, which does not include expansion. Councilmember Bagley asked if there was an opportunity to expand the hours of use at the park and make them more accessible on the weekends. Mayor Taylor asked the topic of restroom expansion and operating hours be placed in an upcoming work session.

Mayor Taylor called for all in favor.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Bagley, Councilmember Shirley

5. Resolution 2022-09 - FY22 Budget Amendment for DDA, Allison Martin, Finance Director

Mayor Taylor explained this was a budget amendment for the Downtown Development Authority, rebranded to Downtown Dahlenega. City Manager Schmid referred to pages 51-57 of the package and stated the staff's recommendation to approve an amendment to the budget by \$43,000 to use existing reserve funds to cover the strategic work fund items and furnish the Head House office spaces.

Councilmember Larson motioned to amend the Fiscal Year 2022 budget as outlined in attachment A to Resolution 2022-09, Seconded by Councilmember Bagley.

Mayor Taylor called for any discussion. There was no discussion.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

6. Resolution 2022-10, 2022 Comprehensive Plan, Jameson Kinley, Planning Administrator

Mayor Taylor announced this was a critical task the City was responsible for every year to adopt a Comprehensive Plan. She reminded Council of their opportunities to review this plan, that there was lots of community input, and that this serves as a very high-level plan.

Mayor Taylor called for a motion to approve the adoption of the 2022 Comprehensive Plan.

Councilmember Gaddis made a motion to adopt the 2022 Comprehensive plan. Seconded by Councilmember Shirley.

Mayor Taylor called for discussion. There was no additional discussion.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

ANNOUNCEMENT/CITY REPORTS:

7. Financial Report - March 2022, Allison Martin, Financial Director

Mayor Taylor asked City Manager Schmid to make the report in Director Martin's absence. City Manager Schmid indicated the finances were stable and robust.

Mayor Taylor called for a motion to accept the financial report.

Councilmember Larson motioned to accept the financial report, Seconded by Councilmember Ariemma.

Mayor Taylor called for any discussion. Councilmember Ariemma stated this City is well run, and the financials show it. Kudos to the staff.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

OLD BUSINESS: none

NEW BUSINESS:

Mayor Taylor told the public that a meeting on the distilled spirits ordinances would take place on May 10 at 1:30 pm in the Gary McCullough Council Chambers at City Hall.

Mayor Taylor announced the next item for discussion was a closed Executive Session for personnel matters.

Mayor Taylor called the Executive Session at 6:46 pm.

Councilmember Gaddis made a motion to go into Executive Session, seconded by Councilmember Bagley.

8. Executive Session - Personnel Matters

No action was taken.

Councilmember Larson motioned to reconvene the Council meeting at 7:35 pm, seconded by Councilmember Gaddis.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

COMMENTS – PLEASE LIMIT TO THREE MINUTES

Clerk Comments – no additional comments

City Manager Comments – commented the budget submission is next week.

City Attorney Comments - no additional comments

City Council Comments- Councilmember Bagley said Bear on the Square was great.

Councilmember Reagin said there were great candidates for the Historic Preservation Commission.

Councilmembers Larson, Gaddis, Ariemma, and Shirley had no additional comments.
Mayor Comments- no additional comments

ADJOURNMENT

Mayor Taylor called to adjourn the meeting at 7:47 pm

Councilmember Bagley made a motion to adjourn, seconded by Councilmember Larson.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma,
Councilmember Reagin, Councilmember Shirley, Councilmember Bagley