



CITY OF DAHLONEGA

Council Meeting Minutes

June 07, 2021, 6:00 p.m.

Gary McCullough Chambers, Dahlonega City Hall

PRESENT

Mayor Sam Norton
Councilmember Joanne Taylor
Councilmember Mitchel Ridley
Councilmember Roman Gaddis
Councilmember Ron Larson
Councilmember Johnny Ariemma
Councilmember Joel Cordle

CALLED TO ORDER

Mayor Norton called the Council Meeting to order at 6:00 p.m.

PRAYER / PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG,

Councilmember Larson led the Prayer, and Councilmember Taylor led the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Norton called for a motion to approve the agenda, understanding the topics Head House Renovation Project Financing and Resolution 2021-08 Authorizing Execution, Delivery and Performance of an IGA with the DDA; both are placed as discussion only items.

Motion made by Councilmember Larson, Seconded by Councilmember Gaddis.

Voting Yea: Councilmember Taylor, Councilmember Ridley, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle, and Councilmember Gaddis.

PUBLIC COMMENT – PLEASE LIMIT TO THREE MINUTES

Concerns with safety hazards in Sky Country that violate City of Dahlonega codes:

- Junk vehicles
- Illegally parked RV's
- Hazardous gazebo placed at the entrance to the subdivision
- Safety color placement on entrance median

City Manager Schmid is following up on these items.

APPROVAL OF MINUTES -

a. Work Session Minutes - April 19, 2021

Mayor Norton called for a motion to approve the Work Session Minutes, April 19, 2021, as written.

Motion made by Councilmember Taylor, Seconded by Councilmember Larson.

Voting Yea: Councilmember Taylor, Councilmember Ridley, Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

b. Council Meeting Minutes - May 3, 2021

Mayor Norton called for a motion to approve the Council Meeting Minutes, May 3, 2021, as written.

Motion made by Councilmember Ariemma, Seconded by Councilmember Taylor.

Voting Yea: Councilmember Taylor, Councilmember Ridley, Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

c. Council Special Called Meeting - May 17, 2021

Mayor Norton called for a motion to approve the Special Called Meeting Minutes, May 17, 2021, as written.

Councilmember Ariemma stated agreement with Councilmember Taylor's response on these minutes to ensure the topic of solid waste fees for multiple businesses is an item on the next work session.

Motion made by Councilmember Ridley, Seconded by Councilmember Taylor.

Voting Yea: Councilmember Taylor, Councilmember Ridley, Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

d. City Council Public Hearing Minutes - May 17, 2021

Mayor Norton called for a motion to approve the City Council Public Hearing Minutes, May 17, 2021, as written.

Motion made by Councilmember Cordle, Seconded by Councilmember Larson.

Voting Yea: Councilmember Taylor, Councilmember Ridley, Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

APPOINTMENT/RECOGNITION

1. Appointment of Ivana Pelnar-Zaiko, Ph.D. to the Historic Preservation Commission, Kevin Herrit, Director of Community Development

Mayor Norton called for a motion to appoint Ivana Pelnar-Zaiko as a full voting member of the Historic Preservation Commission. The swearing-in ceremony took place at the next council meeting in July.

Motion made by Councilmember Ridley, Seconded by Councilmember Larson.

Voting Yea: Councilmember Taylor, Councilmember Ridley, Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

ORDINANCE AND RESOLUTION:

1. Head House Renovation Project Financing, Melody Marlowe, Finance Director

Director Marlowe informed Council and Mayor that on May 12, 2021, Davenport & Company (Financial Advisor) distributed a Request for Proposals (RFP) to over twenty-five local, regional, and national banking institutions. United Community Bank (UCB) was one of five responding banks and offered the best combination of rates and terms at 2.81%, a term of fifteen years. The debt service is estimated at \$68,000.

Davenport & Company consulted with Doug Parks (City Attorney) and Terri Finister (Bond Counsel) to design a financing arrangement. Ownership of the Head House property will be transferred to the Downtown Development Authority (DDA). The DDA will execute a promissory note with UCB. An Intergovernmental Agreement (IGA) between the DDA and the

City will include the provision that the City will pay the DDA in amounts sufficient to pay the debt service. Once the debt is paid in full, ownership of the property will transfer back to the City.

After discussing with Councilmembers, Mayor Norton stated the DDA Board is reviewing these documents with financial advisors and expects a DDA special called meeting shortly to finalize this matter. While historic preservation is expensive, the City of Dahlonga is responsible for ensuring this property is maintained in the coming years.

2. Resolution 2021-08 Authorizing Execution, Delivery, and Performance of an IGA with the DDA
Doug Parks, City Attorney

Mayor Norton and Council reviewed the outline of Resolution 2021-08, which is the avenue to move forward with the Head House funding project. This a discussion only for this topic.

Mayor Norton tabled Resolution 2021-08 Authorizing Execution, Delivery, and Performance of an IGA with the DDA to a future special called meeting.

3. FY2021 Mid-Year Budget Amendment, Melody Marlowe, Finance Director

Director Marlowe informed the Council of budget adjustments needed to reclassify projects to the appropriate funds.

Motion Norton called for a motion to approve the FY2021 Mid-Year Budget Amendments.

Motion made by Councilmember Taylor, Seconded by Councilmember Larson.

Voting Yea: Councilmember Taylor, Councilmember Ridley, Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

4. Ordinance 2021-01 - Text Zoning Amendment for Formula Business Establishments, Bill Schmid, City Manager.

County Manager Schmid stated Ordinance 2021-01 allows for limited formula business, with conditions in the Zoning B-3 district only

Council and Mayor Norton discussed the history of this ordinance through work sessions, council retreats, and public hearings.

Mayor Norton called for a motion to approve Ordinance 2021-01 - Text Zoning Amendment for Formula Business Establishments

Motion made by Councilmember Ariemma, Seconded by Councilmember Cordle.

Voting Yea: Councilmember Taylor, Councilmember Ridley, Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

ANNOUNCEMENT/CITY REPORTS:

5. Financial Reports - April 2021, Melody Marlowe, Finance Director

Director Marlowe informed Council that the city is staying within budget numbers at the seventh-month mark in our fiscal year. While sales tax increases, franchise fees, water, and sewer funds are still below expectations but within the budgeted numbers.

Council, Mayor, and Staff discussed the ARPO Funds process, which is moving forward as expected.

Mayor Norton called for a motion to accept the April 2021 Financial Reports

Motion made by Councilmember Larson, Seconded by Councilmember Cordle.

Voting Yea: Councilmember Taylor, Councilmember Ridley, Councilmember Gaddis,

Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

OLD BUSINESS:

1. Amended and Restated Intergovernmental Agreement Between Lumpkin County and The City of Dahlonega Relating to the 2021 Municipal Election for the City of Dahlonega, Mary Csukas, City Clerk

Mayor Norton discussed how Lumpkin County helps us with elections, and we pay them \$10,000 for the City to hold an election. The regular election will be this fall in November, and the qualifying Election dates are August 24, 25, 26, 2021. It will cost us half if we partner with the County.

Mayor Norton called for a Motion to approve amended Intergovernmental Agreement between Lumpkin County and The City of Dahlonega.

Motion made by Councilmember Taylor, Seconded by Councilmember Cordle.

Voting Yea: Councilmember Taylor, Councilmember Ridley, Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

NEW BUSINESS:

COMMENTS – PLEASE LIMIT TO THREE MINUTES

Clerk Comments: Ms. Csukas introduced Ms. Danna Foster as the Assistant City Clerk

City Manager Comments: Ms. Csukas will be registering for the GMA Conference August 6-10. Please coordinate with her for registration. The demolition at 147 N Park Street is on track to be down before July 3rd. On June 9th a presentation will be made to the Historic Preservation Committee regarding the Head House. On June 10th, the construction moves forward on the Wimpy Mill sidewalk to connect Golden Hills and the Wimpy Mill Park. The Oak Grove roundabout is still on schedule and the utilities are in the process of being moved. Mayor Norton acknowledged the County's lead on the project and voiced concern at the signage for all detour routes.

City Attorney Comments: Mr. Parks stated he is working diligently with the IGA, the bank and financials so that those are accomplished and delivered to the DDA

City Council Comments:

Councilmember Taylor: no comment

Councilmember Larson welcomed Ms. Allison Martin and Ms. Danna Foster and thanked Ms. Melody Marlowe for her service.

Councilmembers Cordle and Ariemma both welcomed Ms. Allison Martin and Ms. Danna Foster.

Councilmember Gaddis: Nothing at this time.

Councilmember Ridley announced he will be running for David Miller's County Commissioner in District 1. Mr. Ridley believes he can bring the City's perspective to the County and bridge the City and County collaboration.

Mayor Comments Mayor stated he is not certain he will be seeking re-election. Qualifying is in August, and we have a fine city that is worthy of passionate public service positions.

ADJOURNMENT

Mayor Norton called for a motion to adjourn the meeting.

Councilmember Taylor motioned to adjourn the meeting.

Adjourned at 6:47 p.m.