



# CITY OF DAHLONEGA

## Council Work Session Minutes

July 20, 2020, 4:00 pm

Gary McCullough Council Chambers, Dahlonega City Hall

<p>PRESENT          Mayor Sam Norton          Council Member Mitchell Ridley          Council Member JoAnne Taylor          Council Member Roman Gaddis          Council Member Johnny Ariemma          Council Member Ron Larson – telephone conference          Council Member Helen Hardman -absent</p>	<p>PRESENT          City Clerk Mary Csukas          City Manager Bill Schmid          Director Kevin Herrit          Supervisor Buck McCallister          Supervisor Morgan Caldwell</p>	<p>PRESENT          City Attorney Doug Parks          Tourism Director Sam McDuffie          Director Shannon Ferguson          Manager Carolyn McDuffie</p>
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Mayor Norton opened the Work Session at 4:05 pm.

### PUBLIC COMMENTS

- Ms. Lewy stated that Sky Country subdivision contains properties that are being used as rentals without proper monitoring. Ms. Lewy expects a large turnout at the August 3<sup>rd</sup> Zoning Public Hearing from the Sky Country Community.
- Mr. Faulkner stated that the covenant in Sky Country does not address short-term rents at this time.
- Mr. Sinclair is a member of the Board of Property Owner's Association in Sky Country whose concern involves street parking from houses used as a short-term rental.
- Mr. Lewy's concerns were for short term rentals in the Sky Country community and a lack of understanding of permits issued by the city government to property owners.
- Director Herrit informed Council that a builder or realtor must tell the Covenant or HOA in a community of all permits pulled for a lot in the city.
- A proposed zoning amendment for the property at 99 Turner Street, Dahlonega, GA., has elements of short-term rentals embedded in the wording per citizens in the audience.

### TOURISM:

Sam McDuffie, Tourism Director, informed Council of new happenings within the Tourism Committee:

- The new website will track the clicks of engagements with comparisons of other regions and retain the domain [www.dahlonega.org](http://www.dahlonega.org). The new site will launch in November 2020.
- The Tourism Committee logo will have an upscale rustic approach to include the theme Heart of Gold.
- Podcasts will be reoccurring due to its enormous success.
- The Tourism Committee requests the full 8% of Hotel and Motel Tax from the City of Dahlonega for the Budget Year 2021.

## **BOARDS & COMMITTEES:**

1. Cemetery Committee - June 2020, Chris Worick, Cemetery Committee Chairman
  - No changes to the presented department report.
2. Downtown Development Authority – June 2020, Shannon Ferguson, Executive Director
  - The Head House property is in the design phase, and we are accepting RFP's to determine an architect.
  - The Fire Marshal shall be part of the design phase, and the approval process for this multi-use property as a restaurant is the best use for this property.
  - There are three strong prospects for mixed-use of the Head House property; we will keep the Council informed on our progress.
3. Main Street – June 2020, Carolyn McDuffie, Main Street Project Coordinator
  - We are working on the creation of a Farmers Market Committee.
  - The Gold Rush festival hosted by the Jaycees will be impacted by the COVID-19 pandemic.

## **DEPARTMENT REPORTS:**

4. City Marshal's Office – June 2020, Jeff Branyon, Chief Marshal
  - Deputy Marshal Jones has been assigned the Ford Explorer with tag reading capabilities.
  - The Marshal's Office is to be renamed a Police Department in the coming months.
5. Community Development – June 2020, Kevin Herrit, Director
  - Lumpkin County Census self-representation is at 61% with the home stage to begin in the coming months.
  - The tax assessment project is ongoing, with no issues to date.
  - There may be changes to the formatting of the Community Development department report.
6. Financial Services – June 2020, Melody Marlowe, Finance Director
  - Peachtree Recovery located \$ 5100 in recovery services.
  - Billing in the future will allow online access for citizens with multiple accounts.
7. Public Works – June 2020, Mark Buchanan, PW Director/City Engineer
  - We are looking forward to opening Dahlenega City Park
8. Water & Wastewater Treatment - June 2020, John Jarrard, Water/Wastewater Treatment Plant Director
  - Supervisor McCallister informed Council that the Achasta Lift Station rehab is going as planned and will finish before the allocated timeline.
  - Supervisor Caldwell informed Council that commercial water sales have been increasing in the last few weeks.

## **ITEMS FOR DISCUSSION:**

9. Community Helping Place Health Initiatives - Paula Payne
  - Canceled until August 17, 2020
10. City Manager's Presentation of the Recommended FY21 Budget, Bill Schmid, City Manager

City Manager Schmid informed Council of minor changes to the presented FY21 Budget:

- Groundskeepers in the DDA Department are now assigned to the Street and Road Department.
- Stormwater development will be under the leadership of Mr. Mak Yari.
- Risk Management and Employee Health Insurance will return to the City Clerk's Office.
- Our Main Street Program Coordinator, Carolyn McDuffie, was promoted to Main Street Manager.
- Carrier vehicles are an option for residential garbage trucks.
- The Council received the FY21 Budget very well and praised the City Manager and Finance Department. The FY21 Budget will include a millage rate decrease, tax rollback with no increase in water rates.

11. Nonresidential Solid Waste Recommendations for Discussion, Bill Schmid, City Manager

- The use of the new BS&A software system has shown a need to streamline the rate structure for solid waste with the focus on commercial rates based on volume.
- Council directed City Manager Schmid to create a fair and equitable solid waste commercial rate structure.

12. Crosswalks and Sidewalks, Bill Schmid, City Manager

Mr. Gary Sullivan had a concern with the flow of citizen safety on city crosswalks and sidewalks.

- Currently, the City of Dahlonge has investigated only one sidewalk issue in the last two years.
- The design and placement of signs for traffic flow around the City of Dahlonge promote Citizen safety.

#### **COMMENTS – PLEASE LIMIT TO THREE MINUTES**

Clerk Comments – No comments

City Manager Comments – No comments

City Attorney Comments – No comments

City Council Comments

- Council Member Larson agrees that Communities HOA or Covenants should handle permits issued for renovations and new builds within the community.

Mayor Comments – No comments

Mayor Norton adjourned the meeting at 6:02 p.m.