



CITY OF DAHLONEGA Council Meeting Minutes

August 03, 2020, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

<p>PRESENT Mayor Norton Council Member Mitchell Ridley Council Member Ron Larson Council Member JoAnne Taylor Council Member Helen Hardman Council Member Johnny Ariemma Council Member Roman Gaddis</p>	<p>PRESENT City Clerk Mary Csukas Director Melody Marlowe City Manager Bill Schmid Director Kevin Herrit</p>	<p>PRESENT City Attorney Doug Parks President Robb Nichols Tourism Director Sam McDuffie</p>
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CALL TO ORDER AND WELCOME

Mayor Norton called the meeting to order at 6:44 p.m.

PRAYER / PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

City Manager Schmid led the Prayer, and Council Member Gaddis led the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Norton called for a motion to approve the agenda as written.

Motion made by Council Member Taylor, Seconded by Council Member Larson.

Voting Yea: Council Member Hardman, Council Member Taylor, Council Member Ridley, Council Member Larson, Council Member Ariemma, Council Member Gaddis.

PUBLIC COMMENT – No Public Comments

APPROVAL OF MINUTES -

Mayor Norton called for a motion to approve the minutes from Council Meeting – July 7, 2020

Motion made by Council Member Gaddis, Seconded by Council Member Taylor

Voting Yea: Council Member Hardman, Council Member Taylor, Council Member Ridley, Council Member Larson, Council Member Ariemma, Council Member Gaddis.

Mayor Norton called for a motion to approve the minutes from Work Session – July 20, 2020

Motion made by Council Member Hardman, Seconded by Council Member Larson

Voting Yea: Council Member Hardman, Council Member Taylor, Council Member Ridley, Council Member Larson, Council Member Ariemma, Council Member Gaddis.

ORDINANCE AND RESOLUTION:

1. Adoption of Ordinance 2020-09, an ordinance to amend Ordinance 91-9 of the City of Dahlonega, Georgia which appears at: Subpart B: Land use and Land Development, Appendix B: Zoning, Article VIII Appearing as so Identified in the code of the City of Dahlonega, Georgia – A request to amend the text of Article VIII to provide for Short Term Rentals, definition, permitted zoning districts and regulations of use.

Director Herrit informed Council that Ordinance 2020-09, would allow short term rentals in all zones except R1, single-family residences. The Ordinance will require an occupational tax permit, hotel-motel excise tax, and noise and parking requirements.

Mayor Norton called for a motion to approve the adoption of Ordinance 2020-09, an Ordinance to amend Ordinance 91-9, A request to amend the text of Article VIII to provide for Short Term Rentals, definition, permitted zoning districts and regulations of use with a grandfathering clause.

Motion made by Council Member Hardman with grandfathering clause in Ordinance, Seconded by Council Member Larson

After a discussion, the second was amended by Council Member Taylor with the need to substitute the word disproportional in the first section with a tourism-friendly name and add a hotel-motel tax to section 8.2 (a).

A discussion about amending the grandfather clause ensued and resulted in a deadline addition of August 15 with proof of current rentals at the property.

A motion was made by Council Member Hardman to amend her motion to grandfather those currently operating as Airbnb to continue as an Airbnb with proof of rentals by August 15, second amended by Council Member Taylor.

*Voting Yea: Council Member Hardman, Council Member Taylor, Council Member Larson, Voting Opposed: Council Member Ridley, Council Member Ariemma, Council Member Gaddis.
Tiebreaker Yea: Mayor Norton*

2. FY2021 Non-residential Solid Waste Changes, Bill Schmid, City Manager

City Manager Schmid informed Council of two ordinances related to non-residential solid waste changes; Ordinance 2020-13 - An Ordinance to Amend Solid Waste Rates and Charges and Ordinance 94-7, Amendment 14 - Sanitation Rates Exhibit A, Schedule of Sanitation Rates. City Manager Schmid asked for separate actions on each Ordinance. The recommendation is to consolidate the rate classes from 59 different rates to only eight rates classes.

As written, mayor Norton called for a motion to approve each as proposed; Ordinance 2020-13 and Ordinance 94-7, Amendment 14.

Motion made by Council Member Larson to approve Ordinance 2020-13 and Ordinance 94-7, Amendment 14.

City Manager Schmid asked Council to amend the motion to act on each Ordinance separately.

Council Member Larson amended his motion to limit adoption to Ordinance 2020-13 Seconded by Council Member Hardman.

Voting Yea: Council Member Hardman, Council Member Taylor, Council Member Ridley, Council Member Larson, Council Member Ariemma, Council Member Gaddis.

Mayor Norton called for a motion to approve Ordinance 94-7, Amendment 14, Sanitation Rates Exhibit A, Schedule of Sanitation Rates.

City Manager Schmid requested \$40.00 in the vacant field in the special stipulation section regarding rates under minimal non-residential monthly fees in Ordinance 94-7, Amendment 14.

Motion made by Council Member Larson to adopt Ordinance 94-7, Amendment 14, with the additional rate added to the special stipulation section of the minimal non-residential rate of \$40.00, seconded by Council Member Gaddis.

Voting Yea: Council Member Hardman, Council Member Taylor, Council Member Ridley, Council Member Larson, Council Member Ariemma, Council Member Gaddis.

OLD BUSINESS:

3. Pedestrian Bridge Project Contracts, Doug Parks, City Attorney

The City Attorney is requesting the Mayor be authorized to enter into purchase agreements for each of three elements of the Wimpy Mill pedestrian bridge in amounts not to exceed the expenditures represented in exhibits A, B, and C. These three elements are critical to the project. All three must be under contract simultaneously.

Motion by Council Member Gaddis to approve the Mayor's authorization to enter into purchase agreements not to exceed the amounts shown on the three elements of the Wimpy Mill pedestrian bridge project presented in exhibits A, B & C, and Second by Council Member Taylor.

NEW BUSINESS:

4. Financial Reports - June 2020, Melody Marlowe, Finance Director

Director Marlowe informed Council that revenues, shown on the June 2020 Report, are above the COVID budget expectations.

5. Coronavirus Relief Fund Grant Acceptance, Melody Marlowe, Finance Director

On June 29, 2020, Governor Kemp released the funds from the Relief Cares act, which allows the City of Dahlenega funds in the amount of \$ 381,824.03 towards expenses that are related to COVID. Currently, we have costs that are COVID related in the amount of \$40,000. We must use these funds with qualified COVID expenses by December 30, 2020.

Mayor Norton called for a motion to approve the Coronavirus Relief Fund Grant Acceptance.

Motion made by Council Member Hardman, Seconded by Council Member Larson

Voting Yea: Council Member Hardman, Council Member Taylor, Council Member Ridley, Council Member Larson, Council Member Ariemma, Council Member Gaddis.

COMMENTS – PLEASE LIMIT TO THREE MINUTES

- Clerk Comments – No comment
- City Manager Comments - Stormwater utilities are a topic at the upcoming work session on August 17 and council meeting on September 8. Expect an Open House for public interaction on Stormwater utilities shortly.
- City Attorney Comments – The Short-Term Rental Ordinance distribution will be timely.
- City Council Comments
 - Long-term rental requirements need discussion at a work session.
 - Praised Staff for hard work on commercial solid waste rates.
 - Appreciated the attendees who came and spoke concerning short term rentals.
 - Some aspects of the Short-Term Rental Ordinance had needed more discussion before the Ordinance was up for a vote.
 - The Short-Term Rental Ordinance will evolve.
- Mayor Comments – The Short-Term Ordinance includes a three-strike clause, collection of hotel/motel taxes and parking, noise, and garbage requirements. This Ordinance allows Short Term Rentals in over 50% of the City of Dahlenega.

ADJOURNMENT

Mayor Norton adjourned the meeting at 7:47 p.m.

Approved this _____ day of _____, 2020.

_____ Sam Norton, Mayor

Attest: _____ Mary Csukas, City Clerk