



CITY OF DAHLONEGA

Council Meeting - Amended Packet Minutes

December 06, 2021, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

PRESENT

Mayor Sam Norton

Councilmember Roman Gaddis

Councilmember Ron Larson

Councilmember Johnny Ariemma

Councilmember Joel Cordle

CALL TO ORDER AND WELCOME

Mayor Norton called the meeting to order at 6:00 pm.

PRAYER / PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

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

APPROVAL OF AGENDA

Mayor Norton called to amend the agenda by moving item 15, Head House, to be item Five.

Motion made by Councilmember Gaddis, Seconded by Councilmember Larson.

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

Mayor Norton recognized members of the audience, Mayor-Elect JoAnne Taylor, Councilmember Elect Ross Shirley, Lumpkin County Commission Member Elect Tucker Green and he thanked them for their attendance.

PUBLIC COMMENT – PLEASE LIMIT TO THREE MINUTES

Bill Rath, President of the Summit of Dahlonega Condominium Association, offered his thanks for including the Summit of Dahlonega in tonight's votes on Ordinances 2021-13, 2021-14, and 2021-15.

Tyler Barnes of Accent Cellars, Farm Winery, approached the podium to discuss his desire to obtain Class E consumption on-premises afforded to two Farm Wineries in Lumpkin County. He would like to increase the number of private events, with the option to sell beer on-premises as an added benefit to his business. He asked that City Council amend to allow Class E license held with a Class K license.

Mayor Norton asked if any of the Wineries in Lumpkin County are without a restaurant, and Mr. Barnes responded that Cavender Creek and Three Sisters do not support a Restaurant. Mayor Norton reminded Mr. Barnes, a consumption on Premise license requires a restaurant, and Mr. Barnes indicated his establishment is without a restaurant.

Lance Bagley with Fiona Bagley, 65 S Park St indicated they were firmly against the recommendation to relocate the Head House but do support plans to renovate the Head House.

Mr. Bagley feels like the movement of the home gives only the Head House increased visibility but takes away a line of sight for other homes on Park Street to visitors on the Downtown Square. The Dahlonga Downtown Master Plan noted that sensitivity to a downtown structure is part of any improvements in the downtown area.

APPROVAL OF MINUTES -

- a. Council Meeting Minutes November 1, 2021, Danna Foster, Assistant City Clerk
- b. Board of Zoning Appeals Public Hearing Minutes November 15, 2021, Danna Foster, Assistant City Clerk
- c. Council Public Hearing Minutes November 15, 2021, Danna Foster, Assistant City Clerk
- d. Council Work Session Minutes November 15, 2021, Danna Foster, Assistant City Clerk
- e. City Council Special Called Meeting Minutes November 15, 2021, Danna Foster, Assistant City Clerk

Motion made by Councilmember Cordle to approve all the minutes as written, Seconded by Councilmember Larson. Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

Mayor Norton pointed out Robb Nichols, Director of Tourism, and Sam McDuffie, Chamber of Commerce Director in the audience.

APPOINTMENT/RECOGNITION

1. Re-appointment to Housing Authority- Mona Clark, Mary Csukas, City Clerk
2. Re-appointment to Housing Authority- Janet Tolbert, Mary Csukas, City Clerk
3. Re-appointment to Housing Authority- Eddie Wayne, Mary Csukas, City Clerk

Mayor Norton indicated that their role is to manage the day-to-day operations of the Housing Authority and manage the properties. The Housing Authority is tightly regulated.

Motion made by Councilmember Gaddis to reappoint Mona Clark, Janet Tolbert, and Eddie Wayne, Seconded by Councilmember Cordle.

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

4. Swearing-in Ceremony - Planning Commission James Spivey, Mary Csukas, City Clerk

Mayor Norton stated he believes working and volunteering for Committees and Authorities is the highest level of public service. He thanked James Spivey for doing this.

Councilmember Gaddis reminded Council that James Spivey was only required to be sworn in at this meeting, as Council approved his vote at a previous Council Meeting.

Mayor Norton completed the swearing-in of LTC Spivey.

ORDINANCE AND RESOLUTION:

5. Resolution 2021-15: Resolution to ratify election results, Doug Parks, City Attorney

City Attorney Parks stated they wished to memorialize the election results and, based on our contractual agreement with the County, to conduct that election.

Motion made by Councilmember Larson, Seconded by Councilmember Cordle.

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

6. Ordinance 2021-13: Amending existing PUD site plan for Phase 3 of Summit, Doug Parks, City Attorney

City Attorney Parks indicated that the Planning Commission negotiations and staff recommendations are the basis of this Ordinance.

Councilmember Larson made a motion to recommend approval of Ordinance 2021-13, which contains a lengthy list of additional conditions:

1. The residential Phase 3 Senator's Ridge density shall be limited to 3.0 units per acre which is proposed on the site plan.
2. The heated square footage of residential structures constructed shall be an average of 1700 square feet.
3. Architectural styles of new construction shall conform substantially to the existing architectural styles in the Summit PUD. The final design and approval of the elevations are subject to the approval of the Planning and Zoning Administrator prior to the issuance of the building permit.
4. Short Term Rentals, as defined in the Code of the City of Dahlonega, are prohibited in this approval.
5. The applicant shall obtain any required DOT approvals before building permits shall be granted. The applicant shall also conduct a traffic analysis to determine whether the intersection of Morrison Moore Parkway and Summit Drive can safely accommodate traffic from 195 residential units. The traffic analysis shall be signed and stamped by a professional engineer. The applicant shall complete the traffic analysis before the first building permit is granted for this development. If the traffic analysis indicates that modifications to this intersection are required to safely accommodate the increased traffic, the applicant shall complete those modifications at the applicant's expense before the first building permit is granted for this development.
6. The minimum building setback requirements in this development are twenty (20) feet from the front, five (5) feet from the side, thirty (30) feet from the rear.
7. The maximum building height in this development is limited to thirty-five (35) feet above grade.
8. Curb cuts along Summit Drive shall be limited to the number on the site plan in locations to be approved by the City Engineer in consideration of all development proposed for The Summit PUD.
9. All internal roads in this development are to be Private.
10. A berm, no less than 3' height from top of curb shall be constructed along the road between the development and Summit Drive. A mix of fence, trees, and bushes in the intent to obscure a view to the rear of the homes and to keep natural screened buffer.

Seconded by Councilmember Cordle

Mayor Norton called for any questions or concerns from Council and comments from staff.

City Manager Schmid noted that the Planning Commission at Public Hearing discussed items number 2 and number 10 to ensure that each was adhered to by the developer; Minimum square footage, and to obscure the view in the rear.

Mayor Norton indicated that agreed-upon is the keyword.

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

7. Ordinance 2021-14: Annexing a portion of tax parcel 078-004 into the City, Doug Parks, City Attorney

City Attorney Parks indicated Council would want to address 2021-14 and 2021-15 somewhat in conjunction with each other. Ordinance 2021-14 is an annexation to allow the fullness of the development they wish to have, and 2021-15 will incorporate that annex into it. Mayor Norton called for a motion to annex.

Councilmember Gaddis made a motion to approve Ordinance 2021-14 annexing tax parcel 078-004 into the City. Seconded by Councilmember Cordle. Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

8. Ordinance 2021-15: Amending existing PUD site plan for Phase 1b of Summit, Doug Parks, City Attorney

City Attorney Parks indicated this Ordinance takes the annexed parcel and includes it within the body of the overall change to the PUD and has six conditions.

Councilmember Gaddis made a motion to approve Ordinance 2021- 15, amending the existing PUD site plan for Phase 1b of the Summit for w/conditions:

1. The residential density shall be limited to 1.05 units per acre as proposed on the site plan.
2. The heated square footage of residential structures constructed shall be a minimum of 1700 square feet to be more compatible with the existing development.
3. Architectural styles of new construction shall conform substantially to the existing architectural styles in the Summit PUD. The final design and approval of the elevations are subject to the approval of the Planning and Zoning Administrator prior to the issuance of the building permit.
4. As defined in the Code of the City of Dahlenega, Short Term Rentals are prohibited in this approval.
5. The maximum building height in this development is limited to thirty-five (35) feet above grade.
6. All internal roads in this development are to be Private

Seconded by Councilmember Ariemma Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

ANNOUNCEMENT/CITY REPORTS:

9. Financial Report - October 2021, Allison Martin, Finance Director

Director Martin presented the report. Council and Director Martin discussed City income and bonds. A suggestion was forthcoming to visit the tax collection process during the Budget Planning sessions.

Motion to accept made by Councilmember Gaddis, Seconded by Councilmember Cordle.

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

OLD BUSINESS:

10. Renewal of Alcoholic Beverage License Class D, E & F Consumption on Premise, Class B & C Retail and Class B & C Farm Winery, Mary Csukas, City Clerk

Ms. Csukas stated that the Consumption on Premises and Retail applications have been renewed and approved by staff.

Farm Winery has until the end of December and will be an action item to bring to January Council Meeting.

Motion made by Councilmember Larson, Seconded by Councilmember Cordle.

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

11. 2022 Meeting Dates - City of Dahlonega, Mary Csukas, City Clerk

Ms. Csukas introduced changes to 2022 Meetings Dates reflected on the updated 2022 Public Notice; MainStreet/Downtown Development Authority will meet at 8:30 am instead of 8:45 am, and the Planning Commission now meets on the 1st Tuesday of each month. No other changes.

Mayor Norton indicated that these dates are subject to change as things come up and, these changes meet the requirements for advertising meeting dates.

Motion to approve dates as suggested made by Councilmember Larson, Seconded by Councilmember Ariemma. Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

12. Intergovernmental Service Agreement – Downtown Development Authority, Allison Martin, Finance Director

Director Martin indicated this is a renewal of the prior agreement to establish the services and funds provided from the General Fund and Hotel/Motel Tax Collections.

Motion by Councilmember Larson to approve the Intergovernmental Service Agreement with the Downtown Development Authority for FY 2022 and fund its budget from the General Fund Revenues and the Hotel/Motel Tax Collections, Seconded by Councilmember Cordle. Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Cordle

13. Annual Asphalt Improvements, Vince Hunsinger, Capital Projects Manager
Councilmember Larson stepped out.

Manager Hunsinger indicated that the Asphalt Improvement Contract needs to be amended and requested Council's approval. Mayor Norton reiterated that this modification to the existing Raines Asphalt and Patching contract was \$40,000 to \$85,000.

Motion made by Councilmember Cordle to approve the amendment by Raines Grading and Hauling contract, Seconded by Councilmember Gaddis.

The Council suspended the vote until Councilmember Larson returned.

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

NEW BUSINESS:

14. 2022 Agreement for Tourism Development Services, Allison Martin, Finance Director

Director Martin indicated this was a renewal from a prior year's contract and considers the possible separation of Tourism to a CVB by the end of 2022. The modifications to this agreement include financials, agendas, and minutes of the Tourism Committee.

Motion made by Councilmember Cordle to approve the 2022 Agreement for Tourism Development Services as written. Councilmember Gaddis seconded it.

Councilmember Larson indicated he favored the Tourism Board getting a complete 5% to go over the agreed number. City Manager Schmid stated that the budgeted amount is the amount requested. Mayor Norton also agreed that 5% is 5% and agreed they could renegotiate in the year.

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

15. Head House Bid Award, Bill Schmid, City Manager

City Manager Schmid introduced his memo included in the package and indicated he does not feel it is in the City's best interest to keep the Head House in its current location.

Mayor Norton called for questions from the Council.

Councilmember Ariemma expressed concern for a lower previous bidder whom Manager Schmid indicated is no longer responsive.

Councilmember Larson recognized Mr. and Mrs. Bagley's concerns for the Head House project.

Councilmember Larson motioned to allow Mayor Norton to be authorized to execute the contract as soon as possible. Councilmember Cordle seconded the motion.

Mayor Norton, City Manager, Council, and Mr. Bagley discussed the aspects of how the Park St buildings would line up as Mr. Bagley was concerned with the location of the Head House alignment with the other homes on the street.

Councilmembers reiterated the importance of ensuring the best choice to ensure the viability of the Head House in the future. Mayor Norton allowed public comments, which is highly unusual at this stage in a project.

Motion made by Councilmember Larson, Seconded by Councilmember Cordle.

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

16. Water Main Extension SR 9, Vince Hunsinger, Capital Project Manager

Manager Hunsinger indicated a bid from the North Georgia Pipeline for \$705,704.75, of which the City's portion is 46.18% or \$325,903, with advertising fees and design fees, giving an all-in total is \$340,000. We are asking for a total budget of \$371,845, which allows for contingency fees.

Mayor Norton asked that the legal contract with North Georgia Pipeline include the name City of Dahlonega.

Manager Hunsinger stated we would be working with the contractor and then bill UNG monthly for their portion.

Mayor Norton asked for a motion to approve the North Georgia Pipeline for \$705,704.75 or adjusted based on unit costs indicated in the contract with the Morrison Moore combined water main sidewalks project.

Motion made by Councilmember Cordle, Seconded by Councilmember Larson.

Council clarified that the project is from Moe's to the Steak and Shake, or Calhoun Rd to South Chestatee Street. The sidewalk will cover the whole thing, and the water line is a little shorter than that, making a complete circle around the college.

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

COMMENTS – PLEASE LIMIT TO THREE MINUTES

The City Clerk had no additional comments.

The City Manager reminded the Council of the upcoming Christmas party at Camp Glisson.

City Attorney had no further comments.

City Council Comments-

Councilmember Ariemma had no additional comments.

Councilmember Gaddis believes using existing materials for the doors and windows at the Head House renovation project is essential as this style is irreplaceable. He also asked to include a line item for short-term rentals and package store at the next available work session and hoped we have something in the works for recycling. Lastly, he commented on Mayor Sam Norton's tenure with the city and its privilege to serve.

Councilmember Larson also thanked Mayor Sam Norton for his service for many years.

Councilmember Cordle thanked Mayor Norton, adding it's been a pleasure to serve, and best wishes to you and your family.

Mayor Norton publicly acknowledged the passing of Mayor McCullough and the many sacrifices made during his term and that he was his mentor. He said this was a significant event for the City, and Mayor McCullough was always committed to the City of Dahlonega. We will meet on January 4, 2022, for the swearing-in and passing of the gavel.

ADJOURNMENT

The Mayor adjourned the meeting at 7:08 pm.