

THE CITY OF DALTON
SPECIAL CALLED
MAYOR AND COUNCIL MINUTES
OCTOBER 6, 2025

The Mayor and Council held a Special Called meeting this morning at 4:30 p.m. at City Hall. Present were Mayor Annalee Sams, Council members Nicky Lama, Tyree Goodlett and Steve Farrow, City Administrator Andrew Parker and City Attorney Jonathan Bledsoe. Council member Dennis Mock was absent.

CALL TO ORDER

Mayor Sams called the meeting to order.

APPROVAL OF AGENDA

On the motion by Council member Lama, second by Council member Goodlett, the agenda for the meeting was approved. The vote was unanimous in favor, 3-0.

EXECUTIVE SESSION

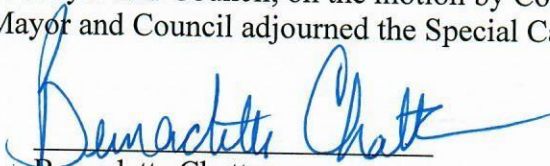
On the motion by Council member Lama, second by Council member Farrow, the Mayor and Council entered Executive Session at 4:31 p.m. for the purpose of discussing litigation and real estate. The vote was unanimous in favor, 3-0.

ADJOURNMENT – EXECUTIVE SESSION

On the motion by Council member Lama, second by Council member Goodlett, the Mayor and Council adjourned the Executive Session at 5:59 p.m. No action was taken.

ADJOURNMENT

There being no further business to come before the Mayor and Council, on the motion by Council member Goodlett, second by Council member Lama, the Mayor and Council adjourned the Special Called meeting at 6:00 p.m.


Bernadette Chattam
City Clerk


Annalee Sams, Mayor

Recorded

Approved: 10-20-25

Post: 10-21-25

THE CITY OF DALTON
MAYOR AND COUNCIL MINUTES
OCTOBER 6, 2025

The Mayor and Council held a meeting this evening at 6:06 p.m. at City Hall. Present were Mayor Annalee Sams, Councilmembers Nicky Lama, Tyree Goodlett and Steve Farrow, City Administrator Andrew Parker and City Attorney Jonathan Bledsoe. Council member Dennis Mock was absent.

CALL TO ORDER

Mayor Sams called the meeting of the Mayor and Council to order.

PLEDGE OF ALLEGIANCE

Councilmember Lama led the audience in the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Councilmember Lama, second Councilmember Farrow, the Mayor and Council approved the agenda. The vote was unanimous in favor.

PUBLIC COMMENTARY

Nealan Graham, speaking on behalf of the Graham family and True Gospel Pentecostal Church, presented a letter originally written in 2020 by the late Jane Coppedge. Graham stated the letter formally requests renaming Abigail Street (from Eastland Street to Henderson Street) to Bishop Reuben Graham Way, in honor of Bishop Graham's 38+ years of service and community involvement.

Mayor Sams expressed deep respect for Bishop Graham and acknowledged his impact. However, she explained that official street renaming policies are inflexible, especially for living individuals. Sams suggested exploring an honorary street designation instead, which could include signage without changing legal addresses. Sams further stated that City staff, likely from Public Works, will follow up with the family to discuss options.

STAFF REPORTS

Director of Tourism Margaret Thigpen presented a brief tourism summary for 2024 stating the following:

- Georgia saw a record 174.2 million visitors, spending \$45.2 billion—a 4% increase over 2023.
- Tourism generated \$5.1 billion in tax revenue, saving each household \$1,285.
- Dalton Convention Center surpassed last year's impact, reaching \$3.2 million by September.
- Growth is due to more visitors, not higher hotel rates.
- Hotel/motel tax revenue is up over 1%.
- Group travel has rebounded strongly, even though some visitor centers haven't fully recovered post-COVID.

PROCLAMATION

Mayor Sams presented a Proclamation to IT Director Jorge Paez proclaiming October 2025 as "Cybersecurity Awareness Month" in the City of Dalton and encouraged all citizens and residents to share helpful tips and resources with friends and family, especially vulnerable groups like seniors.

MINUTES

The Mayor and Council reviewed the Regular meeting minutes of September 15, 2025. On the motion of Councilmember Lama, second Councilmember Goodlett, the minutes were approved. The vote was unanimous in favor.

SECOND READING ORDINANCE 25-20 - REZONING REQUEST OF J. FIGUEROA CONSTRUCTION

Assistant Planning Director Ethan Calhoun presented Ordinance 25-20 a request from J. Figueroa Construction to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.25 acres located at 911 Riverbend Road, Dalton, Georgia at Tax Parcel 12-255-03-029. Calhoun stated the petitioner wants to bring a single-family dwelling back into conforming status to restore electrical service and make the building rentable and serviceable. Calhoun further stated Staff and the Planning Commission recommended approval. On the motion of Councilmember Farrow, second Councilmember Goodlett, the Mayor and Council approved the request. The vote was unanimous in favor.

SECOND READING ORDINANCE 25-21 REZONING REQUEST OF BC ACQUISITIONS LLC

Assistant Planning Director Ethan Calhoun presented Ordinance 25-21 a request from BC Acquisitions LLC to rezone from Rural Residential (R-5) and Light Manufacturing (M-1) to Zero Lot Line Residential (R-4) a tract of land totaling 13.0 acres located on American Drive, Conway Street and Threadmill Road, Dalton, Georgia. Parcels (12-275-05-060, 12-275-05-063, 12-275-05-064). Mike Price at MAP Engineers addressed the Mayor and Council stating his company is doing the engineering on the development and have been coordinating the work that has been transpiring to this point, further stating preliminary findings show no contaminants or public safety concerns. Calhoun confirmed Staff and the Planning Commission recommended approval. On the motion of Councilmember Lama, second Councilmember Farrow, the Mayor and Council approved the request. The vote was unanimous in favor.

REVIEW OF (5) NEW 2025 ALCOHOL BEVERAGE APPLICATIONS

Assistant City Clerk Gesse Cabrera presented the following 2025 alcohol applications to the Mayor and Council:

Business Owner:	Sugar & Fire, LLC
d/b/a:	Sugar & Fire, LLC
Applicant:	Eden Gomez Fernandez
Business Address:	319 N. Hamilton St.
License Type:	Pouring Beer, Wine, Liquor (Restaurant)
Disposition:	New
Staff Comments:	None. Have approvals from Fire Department, Code Enforcement and City
Attorney's Office	

REVIEW OF (5) NEW 2025 ALCOHOL BEVERAGE APPLICATIONS
continued

Business Owner: Sugar & Fire, LLC

PSC Recommendation: ☒ Approve

On the motion of Councilmember Goodlett, second Councilmember Lama, the Mayor and Council approved the application. The vote was unanimous in favor.

Business Owner: Supermercado Talpa 17, LLC

d/b/a: Supermercado Talpa 17, LLC

Applicant: Louis Cardenas

Business Address: 2518 E. Walnut Ave.

License Type: Package Beer (Retail Store)

Disposition: New

Staff Comments: None. Have approvals from Fire Department, Code Enforcement and City Attorney's Office

PSC Recommendation: ☒ Approve

On the motion of Councilmember Goodlett, second Councilmember Farrow, the Mayor and Council approved the application. The vote was unanimous in favor.

Business Owner: Table 43, LLC

d/b/a: Table 43

Applicant: Heather Young

Business Address: 263 N. Hamilton St. Ste 101

License Type: Pouring Beer, Wine, Liquor (Restaurant)

Disposition: New

Staff Comments: None. Have approvals from Fire Department, Code Enforcement and City Attorney's Office

PSC Recommendation: ☒ Approve

On the motion of Councilmember Lama, second Councilmember Farrow, the Mayor and Council approved the application. The vote was unanimous in favor.

Business Owner: Taco Roble Dalton, LLC

d/b/a: Taco Roble

Applicant: Alejandro Mejia Chavez

Business Address: 352 Northgate Dr.

License Type: Pouring Beer, Liquor (Restaurant)

Disposition: New

Staff Comments: None. Have approvals from Fire Department, Code Enforcement and City Attorney's Office

PSC Recommendation: ☒ Approve

On the motion of Councilmember Farrow, second Councilmember Goodlett, the Mayor and Council approved the application. The vote was unanimous in favor.

REVIEW OF (5) NEW 2025 ALCOHOL BEVERAGE APPLICATIONS
continued

Business Owner: Topsy Vibe, LLC
d/b/a: The Topsy Vibe
Applicant: Naomi Martinez
Business Address: 323 N. Hamilton St.
License Type: Pouring Beer, Liquor (Bar)
Disposition: New
Staff Comments: None. Have approvals from Fire Department, Code Enforcement and City Attorney's Office
PSC Recommendation: ☒ Approve
On the motion of Councilmember Goodlett, second Councilmember Lama, the Mayor and Council approved the application. The vote was unanimous in favor.

AMENDMENT TO SCHOOL RESOURCE OFFICER CONTRACT FOR 2025-2026 SCHOOL YEAR

Police Chief Cliff Cason presented the Amendment to the School Resource Officer Contract for 2025-2026 School Year. Chief Cason stated the amendment outlines responsibilities of Dalton Public Schools and Dalton Police Department as to changes in state and federal law with regards to the Family Educational Rights and Privacy Act. On the motion of Councilmember Goodlett, second Councilmember Lama, the amendment was approved. The vote was unanimous in favor.

CONTRACT RENEWAL WITH CLC PHOTOGRAPHY FOR PROFESSIONAL SPORTS PHOTOGRAPHY SERVICES FOR YOUTH SPORTS PROGRAMS

Recreation Director Steve Roberts presented a Contract Renewal with CLC Photography. Roberts stated the contract is for Professional Sports Photography Services for Youth Sports Programs. Roberts further stated the contract term is through December 31, 2025 and will automatically renew for additional consecutive one (1) year terms beginning January 1, 2026. On the motion of Councilmember Farrow, second Councilmember Goodlett, the contract was approved. The vote was unanimous in favor.

RESOLUTION 25-22 TO APPLY FOR THE GEORGIA OUTDOOR STEWARDSHIP PROGRAM

City Administrator Andrew Parker presented Resolution 25-22 to apply for The Georgia Outdoor Stewardship Program. Parker stated the Resolution provides that the City has determined that it is in the best interest of the City to apply for a grant and provides for the following:

- A formal affirmation of the City's commitment to GOSP
- Commitment of funding for long-term maintenance of the proposed improvements
- Support of the application submission
- Setting aside 25% of the required funds for the project as a local match
- Authorizing the City Administrator to execute and deliver the requisite documents in support of the grant to the Georgia Department of Natural Resources.

On the motion of Councilmember Goodlett, second Councilmember Lama, the Resolution was approved. The vote was unanimous in favor.

RESOLUTION 25-23 TO RATIFY THE GRANT AGREEMENT BETWEEN THE APPALACHIAN REGIONAL COMMISSION AND THE CITY OF DALTON

City Administrator Andrew Parker presented Resolution 25-23 To Ratify the Grant Agreement Between the Appalachian Regional Commission and The City of Dalton. Parker stated the Resolution authorizes the acceptance of the grant and enter into the Grant Agreement and ratification of same. Parker further stated it also authorizes the City Administrator to execute all documents as may be required to accept or administer said grant including but not limited to the Grant Agreement and acknowledges that the City will use 2024 SPLOST funds as the local matching source for the federal grant fund. On the motion of Councilmember Goodlett, second Councilmember Lama, the Resolution was approved. The vote was unanimous in favor.

LEASE AGREEMENT WITH THE LATIN AMERICAN ASSOCIATION, INC.

City Administrator Andrew Parker presented the Lease Agreement with the Latin American Association, Inc. Parker stated the new (3) three-year lease is for the same space at Mack Gaston Community Center through October 2028 with the following considerations from LAA:

- LAA to provide office hours of 5 days per week
- LAA to provide \$250.00/per month for its share of utilities
- LAA to provide the following services: public benefits enrollment, tutoring programs (Monday through Friday) for 1st-3rd grade students, reading club (Tuesdays and Thursdays), weekly art classes, monthly parent workshops and community events.

On the motion of Councilmember Goodlett, second Councilmember Farrow, the Agreement was approved. The vote was unanimous in favor.

FRANKLIN STREET & VALLEY DRIVE STORMWATER BYPASS PROJECT CONTRACT CHANGE ORDER NO. 003

Public Works Director Chad Townsend presented Change Order No. 003 for the Franklin Street & Valley Drive Stormwater Bypass Project. Townsend stated the change order request in the amount of \$84,905.65 is to install new curb and gutter along Franklin Street from Valley Drive to the western end. After discussion, Mayor Sams and Councilmember Farrow recused themselves due to having personal property interest. On the motion of Councilmember Lama, second Councilmember Goodlett, the Change Order was tabled. The vote was unanimous in favor.

FIRST READING ORDINANCE 25-22 - REZONING REQUEST FOR DAVID ARMSTRONG

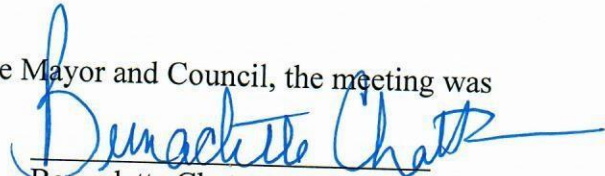
Assistant Planning Director Ethan Calhoun presented a First Reading of Ordinance 25-22 a request from David Armstrong to rezone from High Density Residential (R-7) Cond to Rural Residential (R-5) a tract of land totaling 1.9 acres located on Walston Avenue, Dalton, Georgia. Parcel (12-197-01-038). Calhoun stated both Staff and the Planning Commission recommends approval.

ADJOURNMENT

There being no further business to come before the Mayor and Council, the meeting was adjourned at approximately 6:48 p.m.



Annalee Sams, Mayor



Bernadette Chattam
City Clerk

Recorded
Approved: 10-20-25
Post: 10-21-25