

THE CITY OF DALTON
MAYOR AND COUNCIL MINUTES
SEPTEMBER 15, 2025

The Mayor and Council held a meeting this evening at 6:06 p.m. at City Hall. Present were Mayor Annalee Sams, Councilmembers Dennis Mock, Nicky Lama, Tyree Goodlett, City Administrator Andrew Parker and City Attorney Jonathan Bledsoe. Council member Steve Farrow attended a short portion of the meeting via zoom to comment on the Life and legacy of Mayor James A. Middleton but did not officially take part in the meeting.

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 Mock, the Mayor and Council approved the agenda. The vote was unanimous in favor.

PUBLIC COMMENTARY

Speaker: John Lugthart, Biology Professor at Dalton State College addressed the Mayor and Council on the proposed bridge project at Heritage Point Park which may be in conflict with ongoing conservation and restoration efforts in the area. Lugthart stated that he and colleagues are involved in a multi-year floodplain restoration project in the same area.

Dr. Wilms a Retired elementary and middle school science teacher and partner in a US Fish and Wildlife grant for pollinator garden and forest rehabilitation spoke on the proposed bridge project at Heritage Point Park. Wilms stated the bridge project could potentially expand green space restoration around the bridge, enhance Mill Creek's health for wildlife and people, could potentially connect with existing greenways in Dalton and envisions a larger Mill Creek Greenway similar in spirit to Central Park. Wilms asked about the following: the traffic impact on Hale Bowen Drive since it's not a major roadway, how will increased traffic be handled, about safety concerns for Park Creek Elementary students during pickup/drop-off and further asked will there be speed bumps, sidewalks, or bike lanes?

Mayor Sams stated to both commenters that City Administrator Andrew Parker or another City representative will be in touch with them.

PROCLAMATIONS/RECOGNITIONS

Constitution Week - September 17-23, 2025 - Dell Bailey & Bitsy McFarland, DAR

Mayor Sams proclaimed September 17-23, 2025 as Constitution Week in Dalton, Georgia. Sams stated the week marks the 238th anniversary of the drafting of the U.S. Constitution and encouraged all citizens to reflect on the rights and responsibilities of American citizenship, recognize the importance of the Constitution and participate in patriotic celebrations honoring this historic document.

Nancy Trejo - 30 Years of Service - Dalton Housing Authority

Mayor Sams presented a Certificate of Recognition dated September 15, 2025 to Nany Trejo for 30 years of dedicated service to the Dalton Housing Authority (now Well-Housed Dalton). Sams stated Trejo has a Long-standing commitment to the community with trustworthiness and strong relationships with residents.

MINUTES

The Mayor and Council reviewed the Regular meeting minutes of August 18, 2025. On the motion of Councilmember Mock, second Councilmember Lama, the minutes were approved. The vote was unanimous in favor.

On the motion of Councilmember Mock, second Councilmember Lama, the Special Called Mayor & Council Minutes of August 21, 2025 were approved. The vote was unanimous in favor.

RESOLUTION 25-16 TO HONOR THE LIFE AND LEGACY OF MAYOR JAMES A. MIDDLETON

Mayor Sams read Resolution 25-16 to honor the life and legacy of Mayor James A. Middleton. Sams stated in recognition of his distinguished service and lasting legacy, the Mayor and City Council of Dalton have officially dedicated the baseball and softball fields at Heritage Point Park in his memory. Sams continued stating these fields will now be known as the Jim Middleton Fields at Heritage Point Park and upon adoption of the Resolution this change will take effect immediately. On the motion of Councilmember Mock, second Councilmember Lama, the Resolution was adopted. The vote was unanimous in favor.

RESOLUTION 25-18 TO LOAN FUNDS TO THE HOUSING AUTHORITY OF THE CITY OF DALTON

City Administrator Andrew Parker presented Resolution 25-18 to loan funds to the Housing Authority of the City of Dalton and to accept a deed to secure debt granted by the Housing Authority of The City of Dalton. Parker stated the Resolution formalizes a request from the Housing Authority of the City of Dalton for a \$1 million loan to support the development of Walton Fields Phase One, an income-based public housing project. Parker stated the City of Dalton will issue a promissory note for \$1 million to the Housing Authority. Further stating the loan will carry an interest rate of 1% per annum and a deed to secure debt will be granted by the Housing Authority, tied to an 8.6-acre tract at the northeast corner of Fields Avenue. Parker stated the first interest payment of \$30,000 will be due on October 1, 2028, allowing time for project completion and annual interest payments of \$10,000 will follow each year on October 1st through 2045, at which time the entire principal balance will be due. On the motion of Councilmember Mock, second Councilmember Lama, the Resolution was adopted. The vote was unanimous in favor.

RESOLUTION 25-19 TO AUTHORIZE PARTICIPATION IN OPIOID SETTLEMENT AGREEMENTS WITH SECONDARY MANUFACTURERS

City Administrator Andrew Parker presented Resolution 25-19 to authorize participation in Opioid Settlement Agreements with Secondary Manufacturers. Parker stated the Resolution authorizes the City of Dalton to participate in a new national opioid settlement involving secondary manufacturers. Parker stated this marks the fifth opioid-related settlement the city has joined. Continuing, Parker stated the resolution affirms that it is in the best interest of the City of Dalton to join the agreement and receive funds to help mitigate the effects of opioid abuse in the community. Parker noted the city has previously worked with local nonprofits to provide opioid-related services and support. Summarizing Parker stated the resolution additionally authorizes the City Administrator and Chief Financial Officer to execute all necessary documents to opt into the settlement. On the motion of Councilmember Mock, second Councilmember Goodlett, the Resolution was adopted. The vote was unanimous in favor.

RESOLUTION 25-20 AUTHORIZING EXCHANGE - WL&SF - PLANT WANSLEY

City Attorney Jonathan Bledsoe presented Resolution 25-20, which authorizes Dalton Utilities to participate in a property exchange involving Plant Wansley, a now-closed coal-fired power plant. Bledsoe stated Dalton Utilities owns a 1.4% interest in Plant Wansley and the plant's co-owners (including Georgia Power, MAG, and Oglethorpe Power) have identified a portion of the property for the construction of new gas-fired generation facilities. Bledsoe stated Dalton Utilities' share of the site amounts to 3.3 acres and under the Resolution, Dalton Utilities would exchange its ownership interest in the land for participation in the new generation project being developed by Georgia Power. On the motion of Councilmember Mock, second Councilmember Lama, the Resolution was adopted. The vote was unanimous in favor.

RESOLUTION 25-21 A RESOLUTION TO ADOPT AIRPORT GROUND LEASING POLICY

Airport Director Andrew Wiersma presented Resolution 25-21 a Resolution to adopt an Airport Ground Leasing Policy. Wiersma stated the Resolution aims to streamline and standardize the leasing process for airport property. Wiersma added it includes a standard application process, lease rates, background check requirements and other procedural guidelines. On the motion of Councilmember Lama, second Councilmember Mock, the Resolution was adopted. The vote was unanimous in favor.

AIRPORT HANGAR PROJECT CHANGE ORDER #5

Airport Director Andrew Wiersma presented Airport Hangar Project Change Order #5. Wiersma stated the change order includes a \$17,654 increase due to a foundation adjustment required after switching hangar manufacturers (originally addressed in Change Order No. 1, which saved approximately \$100,000). Wiersma went on to say the drainage issues required the installation of an underdrain system and that the additional cost will be fully covered by the project underrun from Change Order No. 1. On the motion of Councilmember Lama, second Councilmember Mock, the Change Order was approved. The vote was unanimous in favor.

CITY HALL HVAC PROJECT - CHANGE ORDER #2

City Administrator Andrew Parker presented Change Order #2 regarding City Hall's HVAC reconstruction Project. Parker stated the change involves replacing manual isolation valves with automated motorized isolation valves to allow the system to function automatically. Adding Parker stated the cost of the change order is \$3,425 and will be covered by the project contingency fund already included in the project budget. On the motion of Councilmember Mock, second Councilmember Lama, the Change Order was approved. The vote was unanimous in favor.

FRANKLIN STREET & VALLEY DRIVE STORMWATER BYPASS PROJECT CHANGE ORDER NO. 002

Public Works Director Chad Townsend presented Change Order No. 002 for the Franklin Street and Valley Drive Stormwater Bypass Project. Townsend stated the Change Order is requesting a 42-calendar-day extension to the contract with Wright Brothers Construction Company. Townsend added the extension is needed to allow Dalton Utilities to complete a waterline upgrade within the construction zone and there is no change to the contract value, only the project timeline is affected. On the motion of Councilmember Lama, second Councilmember Goodlett, the Change Order was approved. The vote was unanimous in favor.

GENERAL PROFESSIONAL SERVICES AGREEMENT WITH GOODWYN MILLS
CAWOOD, LLC FOR HERITAGE POINT PARK IMPROVEMENTS

Recreation Director Steve Roberts presented a professional services agreement with Goodwyn Mills Cawood (GMC) to develop a conceptual master plan for improvements at Heritage Point which includes feasibility, a schematic design and cost estimate in support of a Georgia Outdoor Stewardship Program (GOSP) grant application. Roberts went on to say the conceptual design is for a multi-use path and trail, a roadway connection between the baseball and soccer complexes through the wooded area, shade structures, concession stand and restroom renovations, LED field lighting upgrades and budgeting for a potential splash pad. Roberts added it also includes preparation of a cost estimate worksheet for the GOSP grant, and a road feasibility study (not a commitment to build the road) Roberts further added these improvements were part of the 2024 SPLOST voter-approved projects adding that the pre-application deadline for the GOSP grant is mid-next month, making this step time-sensitive. Roberts noted the project will involve stakeholder engagement, including schools, environmental groups, and community partners like Limestone Valley RC&D. On the motion of Councilmember Mock, second Councilmember Goodlett, the Agreement was approved. The vote was unanimous in favor.

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

Assistant Planning Director Ethan Calhoun presented the First Reading Ordinance 25-20 a request of 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 Staff and the Planning Commission recommended approval.

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

Assistant Planning Director Ethan Calhoun presented the First Reading Ordinance 25-21 a request of 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). Calhoun stated Staff and the Planning Commission recommended approval.

EXECUTIVE SESSION

On the motion of Council member Mock, second Council member Lama, the Mayor and Council adjourned into executive session to discuss personnel at 6:56 p.m.

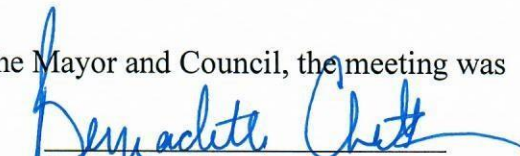
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ADJOURNMENT

There being no further business to come before the Mayor and Council, the meeting was adjourned at approximately 7:05 p.m.



Annalee Sams, Mayor


Bernadette Chattam
City Clerk

Recorded

Approved: 10-6-25

Post: 10-7-25