

THE CITY OF DALTON
MAYOR AND COUNCIL MINUTES
MARCH 17, 2025

The Mayor and Council held a meeting this evening at 6:00 p.m. at City Hall. Present were Mayor Annalee Sams, Councilmembers Nicky Lama, Dennis Mock, and Tyree Goodlett, City Administrator Andrew Parker and City Attorney Jonathan Bledsoe. Council member Steve Farrow 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 Mock, second Councilmember Lama, the Mayor and Council approved the agenda. The vote was unanimous in favor.

PUBLIC COMMENTARY

There were no Public Comments.

STAFF REPORTS

There were no Staff Reports.

MINUTES

The Mayor and Council reviewed the Regular Session minutes of March 3, 2025. On the motion of Councilmember Mock, second Councilmember Lama, the minutes were approved. The vote was unanimous in favor.

SECOND READING ORDINANCE 25-02 - AMEND UNIFIED ZONING ORDINANCE OF WHITFIELD COUNTY, GEORGIA – COMMERCIAL POULTRY FARMING

City Administrator Andrew Parker presented the Second Reading of Ordinance 25-02 to amend the unified zoning ordinance of Whitfield County, Georgia regarding commercial poultry farming by adding additional regulations. A copy of the complete revision of Section 4-6-35 are a part of these minutes. On the motion of Councilmember Mock, second Councilmember Goodlett, the rezoning request was approved. The vote was unanimous in favor.

SECOND READING ORDINANCE 25-03 REZONING REQUEST OF ELDA RAMIREZ

City Administrator Andrew Parker presented the Second Reading of Ordinance 25-03 a request from Elda Ramirez to rezone from Rural Residential (R-5) to General Commercial (C-2) a tract of land totaling 0.38 acres located at 436 S. Glenwood Avenue, Dalton, Georgia. Parcels (12-238-17-008 and 12-238-17-007). Parker stated both the Staff and Planning Commission recommended approval. However, Parker stated Assistant Planning Director Ethan Calhoun recommended that should the request be approved, the property should meet the Unified Zoning parking requirements. On the motion of Councilmember Mock, second Councilmember Lama, the rezoning request was approved with the stipulation that the property must meet the Unified Zoning parking requirements. The vote was unanimous in favor.

SECOND READING ORDINANCE 25-04 REZONING REQUEST OF JUAN FIGUEROA

City Administrator Andrew Parker presented the Second Reading of Ordinance 25-04 a request from Juan Figueroa to rezone from Heavy Manufacturing (M-2) to Transitional Residential (R-6) a tract of land totaling 0.41 acres located at 909 Riverbend Road, Dalton, Georgia. Parcel (12-255-03-030). Parker stated the Staff and Planning Commission recommended approval. On the motion of Councilmember Mock, second Councilmember Lama, the rezoning request was approved. The vote was unanimous in favor.

SECOND READING ORDINANCE 25-05 REZONING REQUEST OF JUAN FIGUEROA

City Administrator Andrew Parker presented the Second Reading of Ordinance 25-05 a request from Juan Figueroa to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.996 acres located at Water Street, Dalton, Georgia. Parcel (12-218-06-039). Parker stated the Staff and Planning Commission recommended approval. On the motion of Councilmember Mock, second Councilmember Goodlett, the rezoning request was approved. The vote was unanimous in favor.

SECOND READING ORDINANCE 25-06 REZONING REQUEST OF JASON JACKSON

City Administrator Andrew Parker presented the Second Reading of Ordinance 25-06 a request from Jason Jackson to rezone from Transitional Commercial (C-4) to Central Business District (C-3) a tract of land totaling 0.34 acres located at 400 S. Hamilton Street, Dalton, Georgia. Parcels (12-238-21-002 and 12-238-21-003). Parker stated the Staff and Planning Commission recommended approval with condition A but not condition B which states: Any automobiles or equipment scheduled for service/repair must be stored on the subject property, or other private property and not stowed in public parking. On the motion of Councilmember Lama, second Councilmember Goodlett, the rezoning request was approved with condition A. The vote was unanimous in favor.

SECOND READING ORDINANCE 25-07 REZONING REQUEST OF PREFERRED TUFTERS

City Administrator Andrew Parker presented the Second Reading of Ordinance 25-07 a request from Preferred Tufters to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 1.36 acres located on Cargal Drive, Dalton, Georgia. Parcel (12-255-10-017). Parker stated the Staff and Planning Commission recommended approval. On the motion of Councilmember Mock, second Councilmember Goodlett, the rezoning request was approved. The vote was unanimous in favor.

SECOND READING ORDINANCE 25-08 REZONING REQUEST OF DON W. ADCOCK

City Administrator Andrew Parker presented the Second Reading of Ordinance 25-08 a request from Don W. Adcock to rezone from Limited Commercial (C-1) to Medium Density Single Family Residential (R-3) a tract of land totaling 0.18 acres located at 404 W. Hawthorne Street, Dalton, Georgia. Parcel (12-199-09-005). Parker stated the Staff and Planning Commission recommended approval for C-1A not R-3. On the motion of Councilmember Mock, second Councilmember Lama, the rezoning request was approved with the Planning Commission's recommendation of C-1A. The vote was unanimous in favor.

2024 BUDGET AMENDMENT #6

CFO Cindy Jackson presented the final 2024 budget amendment to the Mayor and Council. Jackson reviewed the General Fund, Special Revenue Funds, and the Capital Improvement Funds. A copy of this amendment is a part of these minutes. On the motion of Council member Mock, second Council member Lama, the final budget amendment was approved. The vote was unanimous in favor.

MERCHANT PROCESSING AGREEMENT WITH HEARTLAND FOR NOB NORTH GOLF COURSE

Recreation Director Steve Roberts presented a Merchant Processing Agreement with Heartland for Nob North Golf Course. Roberts stated the last system is no longer able to be serviced and this system will be used for the payment processor for the range ball vending machines. Roberts additionally asked for permission to execute the contract. On the motion of Council member Mock, second Council member Goodlett, the Agreement was approved and permission was granted for Roberts to execute the agreement. The vote was unanimous in favor.

JOHN DAVIS RECREATION CENTER – CHANGE ORDER #2 CMAR AGREEMENT

City Administrator Andrew Parker presented the John Davis Recreation Center change order #2 CMAR Agreement to address several field directives that have come up during construction of the project. Parker stated field directives result from field conditions not always coinciding with contract plans. On the motion of Council member Mock, second Council member Goodlett, the Agreement was approved. The vote was unanimous in favor. A copy of the complete Change Order is a part of these minutes.

PROJECT ORDER #3 WITH KIMLEY-HORN FOR CONSTRUCTION
ADMIN/INSPECTION SERVICES AT AIRPORT

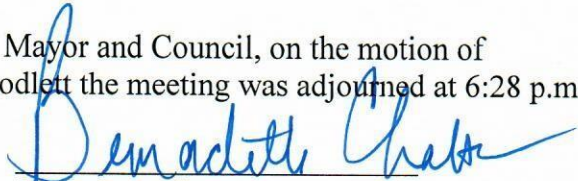
Airport Director Andrew Wiersma presented Project Order #3 with Kimley-Horn for Construction Admin/Inspection Services at Airport in the amount of \$337,606.51. Wiersma stated Kimley-Horn will provide construction administration and inspection services on the 2025 hangar development project at the airport. On the motion of Council member Lama, second Council member Mock, the Services Agreement was approved. The vote was unanimous in favor.

CONSTRUCTION CONTRACT WITH INTEGRATED BUILDS, LLC FOR HANGAR
DEVELOPMENT AT AIRPORT

Airport Director Andrew Wiersma presented a Construction Contract with Integrated Builds, LLC. for Hangar Development at the Airport in the amount of \$4,074,749. Wiersma requested to award the hangar development contract to Integrated Builds, LLC. which was the low bidder. Additionally, Wiersma stated the project is for construction of 3 hangar buildings on 3 different sites for a total of 29,000 ft of additional hangar space. Wiersma reported that although the project is approximately \$500,000 over budget, he stated he requested additional funds from the State. Wiersma stated that should the funds not be secured then the City Attorney has written the contract whereas one of the hangars could be removed. On the motion of Council member Lama, second Council member Mock, the Services Agreement was approved. The vote was unanimous in favor.

ADJOURNMENT

There being no further business to come before the Mayor and Council, on the motion of Councilmember Mock, second Councilmember Goodlett the meeting was adjourned at 6:28 p.m.


Bernadette Chattam
City Clerk


Annalee Sams, Mayor

Recorded
Approved: 4-7-25
Post: 4-8-25