

THE CITY OF DALTON  
MAYOR AND COUNCIL MINUTES  
JANUARY 20, 2026

The Mayor and Council held a meeting this evening at 6:00 p.m. at City Hall. Present were Mayor Annalee Sams, Councilmembers Dennis Mock, Tyree Goodlett and Steve Farrow, City Administrator Andrew Parker and City Attorney Jonathan Bledsoe.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Councilmembers led the audience in the Pledge of Allegiance.

APPROVAL OF AGENDA

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

SPECIAL RECOGNITION - DPRD 2025 GRPA SOCCER STATE CHAMPIONS

Assistant Recreation Director Will Chappell and Recreation Athletics Manager Victor Rodriguez presented Certificates of Achievement to the players of Dalton's soccer State Championship teams. Each team member was congratulated for earning the title of 2025 GRPA Soccer State Champions in the 8U, 10U, and 12U boys' divisions, as well as the 12U girl's division.

The Mayor and Council also extended their congratulations to all participants. On a motion by Council Member Mock, seconded by Council Member Goodlett, the Mayor and Council unanimously voted to recognize Dalton as having the best soccer programs in the state.

PUBLIC COMMENTARY

Melissa Williams, owner of E&D Legacy at 222 North Hamilton Street, reported ongoing noise from Deja Vu Social Club between midnight and 7:00 a.m., disrupting tenants' sleep. She stated the issue persists despite police intervention, leading to complaints, notices to vacate, and difficulty attracting new renters. Ms. Williams stressed her concern is not political, urged voter registration before the February 9 deadline, and invited the club owners to contact her using the phone number posted on her building's back window.

STAFF REPORTS

City Administrator Andrew Parker stated there were no Staff Reports.

MINUTES

The Mayor and Council reviewed the Work Session Minutes of January 5, 2026. On the motion of Councilmember Mock, second Councilmember Goodlett, the minutes were approved. The vote was unanimous in favor.

MINUTES Cont.

The Mayor and Council reviewed the Regular Meeting Minutes of January 5, 2026. On the motion of Councilmember Mock, second Councilmember Farrow, the minutes were approved. The vote was unanimous in favor.

The Mayor and Council reviewed the Special Called Minutes of January 8, 2026. On the motion of Councilmember Mock, second Councilmember Farrow, the minutes were approved. The vote was unanimous in favor.

RESOLUTION 26-02 TO JOIN THE LIMESTONE VALLEY RESOURCE CONSERVATION AND DEVELOPMENT COUNCIL

City Administrator Andrew Parker presented Resolution 26-02 to Join the Limestone Valley Resource Conservation and Development Council. Parker stated LVRCD's mission is to enhance the communities within an eleven-county area, promote conservation, water quality improvement, natural resource education and sustainable agriculture. Parker further stated the Resolution provides for the following:

- Joining LVRCD as a member which secures 1 voting board member seat
- Access to project management at a below market rate
- Grant management support
- Support from LVRCD for natural resource-based grant proposals and technical assistance
- Annual cost \$1500.00 per year
- Authorizes the City Administrator to execute any necessary documents

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

RESOLUTION 26-03 TO ACCEPT A GRANT FROM GEORGIA RIVERS LITTER COLLECTION DEVICE

City Administrator Andrew Parker presented Resolution 26-03 to accept a Grant from Georgia Rivers Litter Collection Device. Parker stated the device will be placed on Mill Creek adjacent to the former Mill Creek Water Treatment Plant. Parker further outlined the following:

- Dalton Utilities is involved in the project
- Georgia Rivers will provide the funding to Limestone Valley
- Limestone Valley will purchase the device and deliver to the City to install
- City will support the initiative by assisting with installation, maintaining the device, and providing reports of trash removed for 2 years

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

INTERGOVERNMENTAL AGREEMENT WITH THE DOWNTOWN DALTON  
DEVELOPMENT AUTHORITY TO EMPLOY A SPECIAL EVENTS AND COMMUNITY  
ENGAGEMENT COORDINATOR

Assistant City Administrator Todd Pangle presented an Intergovernmental Agreement with the Downtown Dalton Development Authority to employ a special events and community engagement coordinator. Pangle stated the agreement provides for the following:

- Termination the leased employment agreement
- The City will employ a Special Events and Community Engagement Coordinator under the City Administration Department, the former Executive Director of the DDDA will serve in this new position
- The City will make the position available to assist DDDA with Services as follows:
  - Event Planning and coordination for Downtown Dalton Events
  - Event Permitting, planning and coordination of events in Downtown Dalton
  - Support of DDDA initiatives
  - Coordination of marketing efforts and promotional materials for DDDA
  - Administration of the Mail Street Program
  - Assistance with management of DDDA board meetings; façade grant programs, and annual reporting requirements

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

MEMORANDUM OF UNDERSTANDING WITH DALTON UTILITIES FOR HIGH MAST  
LIGHTING AT THE ROCKY FACE INTERCHANGE

Public Works Director Chad Townsend presented a Memorandum of Understanding with Dalton Utilities regarding high-mast lighting at the Rocky Face Interchange. Townsend explained that the existing lights have reached the end of their useful life, and the City proposes to partner with Dalton Utilities to upgrade them. Townsend further stated the agreement began October 2025 and will continue through September 2035, with the City compensating Dalton Utilities at a rate of \$24.74 per month per fixture. On the motion of Councilmember Goodlett, second Councilmember Farrow, the MOU was approved. The vote was unanimous in favor.

TEMPLE BETH EL MEMORIAL PARK CONSIDERATION OF CONTRACT AWARD TO  
COMPLETE SITE, LLC

Public Works Director Chad Townsend presented a Consideration of Contract Award for Complete Site, LLC to construct the Temple Beth El Memorial Park in the amount of \$1,329,459 to be paid from Bonded Capital and the General Fund if necessary. Townsend stated the contraction complete is 120 calendar days. On the motion of Councilmember Mock, second Councilmember Goodlett, the Contract Award was approved. The vote was unanimous in favor.

ARCADIS TASK ORDER NO. 005B AMENDMENT FOR NORTH GLENWOOD AVENUE DRAINAGE IMPROVEMENTS

Public Works Director Chad Townsend presented Arcadis task order no. 005b an amendment for North Glenwood Avenue drainage improvements. Townsend stated the amendment is to cover additional costs associated with finalizing the construction plans for the designed drainage improvements. Townsend further stated the cost is \$5000 and the funding source will come from the Project account. On the motion of Councilmember Mock, second Councilmember Goodlett, the Amendment was approved. The vote was unanimous in favor.

PROFESSIONAL SERVICES AGREEMENT WITH ATLAS TECHNICAL CONSULTANTS LLC FOR BRIDGE ASSESSMENTS

Public Works Director Chad Townsend presented a Professional Services Agreement with Atlas Technical Consultants, LLC for bridge assessments. Townsend explained that the request seeks approval to assess the condition of four bridges within the City and identify any necessary repairs to ensure proper maintenance of the structures. The consultant will complete the services within four weeks at a cost of \$30,853.13, which will be paid from the Public Works Contract Services budget. On the motion of Councilmember Mock, second Councilmember Farrow, the Amendment was approved. The vote was unanimous in favor.

APPROVAL OF THE 2026 EQUITABLE SHARING AGREEMENT WITH THE DEPARTMENT OF JUSTICE

Police Chief Cliff Cason presented an Equitable Sharing Agreement. Cason stated the Police Department is required by the Department of Justice to submit an annual equitable sharing report. Cason further stated the document allows DOJ to verify the expenditures for auditing purposes. On the motion of Council member Mock, second Council member Farrow, the Agreement was approved. The vote was unanimous in favor.

APPROVAL OF PYROTECNICO AGREEMENT FOR JULY 4, 2026 FIREWORKS DISPLAY

Assistant Recreation Director Will Chapel presented a Fireworks Display Agreement with Pyrotecnico for the City of Dalton's July 4<sup>th</sup>'s firework display show in the amount of \$36,200.00. On the motion of Council member Mock, second Council member Farrow, the agreement was approved. The vote was unanimous in favor.

CHANGE ORDER #8 WITH INTEGRATED BUILDS, LLC FOR AIRPORT HANGAR PROJECT

Airport Director Andrew Wiersma presented Change Order #8 with Integrated Builds, LLC for the Airport Hangar Project. Wiersma stated the Change Order is to add Knox boxes which are required by the fire code for each hangar building at a cost of \$1,692.28. On the motion of Council member Mock, second Council member Goodlett, the Change Order was approved. The vote was unanimous in favor.

FY 2025 BUDGET AMENDMENT #5

CFO Cindy Jackson presented FY 2025 Budget Amendment #5. Jackson stated the amendment to record transfer fee from DWRSWMA, adjust transfer free from Dalton Utilities to actual, and increase budgets for City Clerk, Elections, and Municipal Court to cover overages. A copy of this amendment is a part of these minutes. On the motion of Council member Mock, second Council member Goodlett, the Amendment was approved. The vote was unanimous in favor.

FY 2026 BUDGET AMENDMENT #1

CFO Cindy Jackson presented FY 2026 Budget Amendment #1. A copy of this amendment is a part of these minutes. Jackson stated the Amendment is to adjust General Fund Commercial Insurance budgets to actual commercial insurance cost and to provide budgets for the Capital Improvements Program fund for uncompleted 2025 projects. On the motion of Council member Mock, second Council member Goodlett, the Amendment was approved. A complete copy of this amendment is a part of these minutes. The vote was unanimous in favor.

APPROVAL OF (2) NEW 2026 ALCOHOL BEVERAGE APPLICATIONS

On the motion of Council member Goodlett, second Council member Farrow, the following Application was approved:

Business Owner: Logans Roadhouse Enterprises, LLC  
d/b/a: Logan's Roadhouse #427  
Applicant: Heather Jorden  
Business Address: 811 Walnut Square Blvd.  
License Type: Pouring Beer, Wine, Liquor (Restaurant)  
Disposition: New  
Staff Comments: None. Have approvals from Fire Department, Code Enforcement and City Attorney's Office  
The vote was unanimous in favor.

On the motion of Council member Mock, second Council member Goodlett, the following Application was approved:

Business Owner: All American Entertainment, LLC  
d/b/a: Big Time Billiards and Cafe  
Applicant: Glenn Elrod  
Business Address: 1129 S. Thornton Ave  
License Type: Pouring Beer, Wine, Liquor (Restaurant)  
Disposition: New  
Staff Comments: None. Have approvals from Fire Department, Code Enforcement and City Attorney's Office  
The vote was unanimous in favor.

Mayor and Council  
Regular Session Minutes  
Page 6  
January 20, 2026

APPOINTMENTS TO THE JDA

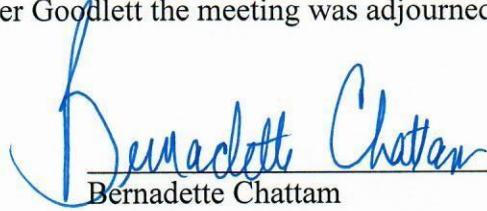
On the motion of Council member Mock, second Council member Goodlett the Mayor and Council approved the following appointments:

- Re-Appointment of Frank Robertson to the JDA for a 1-year term to expire January 31, 2027
- Appointment of Brian Cooksey to the JDA to fill the unexpired 3-year term of Bob Caperton to expire January 31, 2028.

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 approximately 6:52 p.m.



Bernadette Chattam  
City Clerk

  
Annalee Sams, Mayor

Recorded 2-2-26  
Approved: 2-2-26  
Post: 2-3-26

THE CITY OF DALTON  
SPECIAL CALLED  
MAYOR AND COUNCIL MINUTES  
JANUARY 27, 2026

The Mayor and Council held a Special Called meeting this morning at 5:00 p.m. in the Council Chambers of City Hall. Present were Mayor Annalee Sams, Council members Dennis Mock, Tyree Goodlett and Steve Farrow, City Administrator Andrew Parker and City Attorney Jonathan Bledsoe.

CALL TO ORDER

Mayor Sams called the meeting to order.

PLEDGE OF ALLEGIANCE

Councilmember Mock led the audience in the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion by Council member Goodlett, second by Council member Mock, the agenda was approved. The vote was unanimous in favor.

PUBLIC COMMENTARY

There were no Public Comments

UPDATE ON STORM SUPPORT

CEO John Thomas updated the Mayor and Council on Dalton Utilities efforts to assist other communities during the Ice Storm of 2026. Thomas stated approximately 10 staff members, including two powerline crews, were deployed to assist in storm restoration efforts in Holly Springs, Mississippi (suburb outside Memphis). Thomas stated the area experienced significant ice and snow, requiring additional support. Thomas further stated crews are working with the local community to restore power and address storm damage.

Mayor Sams expressed appreciation for the crews' willingness to assist other communities. Leadership's support in enabling this effort.

RESOLUTION 26-04 – RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF DALTON, GEORGIA DECLARING ITS OFFICIAL INTENT TO PROCEED WITH THE PROPOSED ISSUANCE OF THE CITY OF DALTON GEORGIA COMBINED UTILITIES REVENUE BONDS, SERIES 2026 FOR THE PURPOSE OF FINANCING CERTAIN PUBLIC UTILITY PROJECTS FOR THE BENEFIT OF DALTON UTILITIES

CEO John Thomas stated the proposed project by Dalton Utilities involves pursuing a debt offering of up to \$130 million to construct a 57-megawatt natural gas-powered electric generation facility on existing property, including all necessary infrastructure and grid connections. Thomas stated this will be a private placement with Regions Bank, offering flexibility and a lower interest range, with final rates determined at closing in April or May. Thomas further stated up to \$30 million can be prepaid within 24 months if unused, reducing interest costs. Financially, he stated the project is expected to save approximately \$1.5 million annually during the first ten years while paying debt service, and after payoff, about \$10 million annually, totaling \$150–\$200 million over 20 years. Thomas elaborated that the facility is projected to last 35–40 years.

Question

Council member Farrow asked Thomas to explain the projects connection to data centers.

Thomas clarified that the proposed project has no connection to data centers. Dalton Utilities has been transparent with data center customers Thomas said, stating they will not make long-term infrastructure investments solely to serve them; such investments would require partnership. The current project is based on historical analysis of purchased power over an extended period, not recent years.

MAYOR & COUNCIL  
SPECIAL CALLED MEETING  
JANUARY 27, 2026  
PAGE 2

RESOLUTION 26-04

Continued

Question

Council member Goodlett asked Thomas clarify any future rate increases as it relates to this project. Thomas emphasized that any future rate increases are unrelated to the proposed project and are part of normal operational adjustments. The project is intended to mitigate potential future market-driven increases, helping reduce their impact over time. While rates may not decrease, the initiative provides long-term cost stability.

Motion

There being no further discussion, on the motion of Council member Mock, second Council member Farrow, the Resolution was approved. The vote was unanimous in favor.

MAYORAL APPOINTMENTS

Mayor Sams made the following Mayoral appointments

Landbank Authority

Dennis Mock - 1-year term to expire 12/31/26  
Annalee Sams - 1-year term to expire 12/31/26

Historic Preservation Commission - 1-year term to expire 12/31/26

Steve Farrow

APPOINTMENT – HISTORIC PRESERVATION COMMISSION

On the motion Council member Farrow, second Council member Goodlett, the Mayor and Council appointed Rachel Dossche to the Historic Preservation Commission to fill the unexpired 3-year term of John Hutcheson to expire February 1, 2027. The vote was unanimous in favor.

EXECUTIVE SESSION - PERSONNEL MATTERS AND POTENTIAL LITIGATION

There being no further business to come before the Mayor and Council, on the motion by Council member Mock, second by Council member Goodlett, the Mayor and Council adjourned into Executive Session at 5:18 p.m. to discuss personnel matters and potential litigation.



Bernadette Chattam  
City Clerk

  
Annalee Sams, Mayor

Recorded

Approved: 2-2-26

Post: 1-3-26