

THE CITY OF DALTON
MAYOR AND COUNCIL
SPECIAL CALLED WORK SESSION MINUTES
APRIL 15, 2026

The Mayor and Council held a Special Called Work Session which coincided with the regularly scheduled Public Works Committee meeting at 4:00 p.m. in the conference room at the Public Works Department. Present were Council members Dennis Mock, Julie Locke, and Tyree Goodlett, City Administrator Andrew Parker, Public Works Director Chad Townsend, and other City staff.

No official action was taken during the Special Called Work Session. Councilmember Locke attended as she continues to familiarize herself with the City Departments, Committees, and ongoing projects. Because two members of the City Council are already members of the Public Works Committee, her presence at the meeting created a quorum thus the meeting was advertised as a Special Called City Council Work Session.

The Public Works Committee reviewed the business items included in the published agenda and the meeting was adjourned at approximately 5:10 p.m.



Annalee Sams, Mayor



Bernadette Chattam
City Clerk

Approved: 5-4-26
Post: 5-5-26

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

The Mayor and Council held a meeting this evening at 6:05 p.m. at City Hall. Present were Mayor Annalee Sams, Councilmembers Dennis Mock, Julie Locke 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

Councilmembers led the audience in the Pledge of Allegiance.

APPROVAL OF AGENDA

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

PUBLIC COMMENTARY

Nicole Perez addressed the Mayor and Council to request an update on when the moratorium affecting her event venue near the new Talpa supermarket may be lifted. She explained that her business provides full event décor for celebrations such as quinceañeras and weddings, and that the venue had become a valued gathering space for the community.

Perez noted that she and her business partners have returned several times seeking clarity on the timeline. She stated that they continue to pay rent on the space and have invested in improvements, including painting and upgrades, to prepare the venue for future events. She reiterated their desire to resume operations as soon as possible and requested clearer guidance on next steps.

Mayor Sams clarified that the event-center ordinance is currently under development and is the next item being worked on by the City Attorney's Office and directed Perez to speak with Code Enforcement after the meeting.

STAFF REPORTS

Special Events & Community Engagement Coordinator Candace Eaton provided an update on activities for Georgia Cities Week, which officially kicked off April 20th. Eaton highlighted the purpose of the statewide celebration organized by the Georgia Municipal Association, noting that it recognizes the important work cities do for their communities.

STAFF REPORTS

Continued

Eaton announced the winners of the City's student coloring contest, sharing that approximately 300 students participated and that the schools selected the top entries. Eaton recognized (2) of the winning students Lukas Cameron and Atley Coker that were present at the meeting.

Eaton also presented the winning entry from the "*If I Were Mayor*" essay contest, written by Raelynn Brookshire of Beaverdale Elementary. The essay focused on increasing teacher pay and expressed appreciation for the work teachers do. Brookshire and her teacher Ms. Bacon were recognized during the meeting.

Eaton reminded the public that Georgia Cities Week events will conclude on Friday with the community Beach Bash at Burr Park, featuring sand, department displays, and family-friendly activities. Council members expressed enthusiasm for the upcoming event.

MINUTES

The Mayor and Council reviewed the Regular Meeting Minutes of March 30, 2026. On the motion of Councilmember Mock, second Councilmember Goodlett, the minutes were approved unanimously.

REINHARDT DRIVE - TRAFFIC CONTROL CHANGE

Project Manager Jackson Sheppard presented a request for a Traffic Control Change on Reinhardt Drive to establish a 7 a.m.-7 p.m. no-parking zone on both sides of Reinhardt Drive between Citadel Drive and Davidson Drive to address access issues for fire apparatus and Public Works trucks caused by frequent double-parking.

Sheppard noted that both residents and the Public Works Committee expressed support during the April 15 meeting. He also clarified that temporary parking would remain permitted for deliveries and home-maintenance services. If approved, Public Works would install MUTCD-compliant signage using in-house crews. On the motion of Council member Mock, second Council member Locke, the Traffic Control Change was approved unanimously.

E. MORRIS STREET & S. FREDRICK STREET - TRAFFIC CONTROL CHANGE

Project Manager Jackson Sheppard presented a Traffic Control Change for the intersection of E. Morris Street and S. Frederick Street, recommending implementation of a No Right Turn on red restriction for westbound traffic turning onto Frederick Street. Sheppard explained that a review of the intersection found inadequate sight distance under current conditions, and prohibiting right turns on red is the recommended safety improvement.

He further noted that the Public Works Committee issued a positive recommendation for the change. If approved, Public Works would install the necessary traffic control devices using in-house crews. On a motion by Councilmember Mock, seconded by Councilmember Goodlett, the Traffic Control Change was approved unanimously.

TRAFFIC CONTROL CHANGE

Continued

FORT HILL CIRCLE - TRAFFIC CONTROL CHANGE

Project Manager Jackson Sheppard presented a Traffic Control Change for Fort Hill Circle, recommending conversion of the one-way approach to a two-way street at its intersection with Spencer Street. Sheppard explained the change would allow the stop bar to be shifted closer to the intersection, improving sight distance and overall safety at the all-way stop. He further noted that the adjustment would provide direct access to homes on Fort Hill Terrace without requiring residents to travel through the adjacent school's parking lot. Note:

If approved, Public Works would implement the changes using in-house crews and in compliance with AASHTO and MUTCD standards. On a motion by Councilmember Mock, seconded by Councilmember Goodlett, the Traffic Control Change was approved unanimously.

GEO-HYDRO ENGINEERS PROPOSAL FOR CONSTRUCTION MATERIAL TESTING AND SPECIAL INSPECTION SERVICES FOR THE TEMPLE BETH EL MEMORIAL PARK PROJECT

Project Manager Jackson Sheppard presented a proposal to contract with Geohydro Engineers to provide geotechnical engineering services for the Temple Beth-El Memorial Park project. Sheppard stated the scope includes construction materials testing and special inspections for structural components, such as foundation bearing evaluations, concrete and grout strength testing, steel reinforcement inspections, and soil density/subgrade assessments. Sheppard stated the Public Works Committee issued a positive recommendation and the contract cost is \$14,400, to be funded through the BD-162 project account. On the motion of Council member Mock, second Council member Locke, the Proposal was approved unanimously.

INTERGOVERNMENTAL RENTAL AGREEMENT WITH THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA FOR THE DALTON FREIGHT DEPOT AT 305 SOUTH DEPOT STREET FOR THE BANDY HERITAGE CENTER

City Administrator Andrew Parker presented an Intergovernmental Rental Agreement with the Board of Regents of the University System of Georgia for the Dalton Freight Depot at 305 South Depot Street for the Bandy Heritage Center. Parker stated the proposed intergovernmental rental agreement with the University System of Georgia Board of Regents is to renew the lease for the Bandy Heritage Center, which has occupied space in the Freight Depot since 2015. Parker continued stating the Board of Regents will continue leasing 2,253 square feet for Heritage Center operations and exhibits.

Key updates to the lease include:

- Rent set at \$1,000 per month.
- Initial term through June 30, 2026, with four one-year renewal options to comply with statutory limits on lease length.
- The City will cover water and wastewater costs, while the tenant will continue paying for electric service.
- The City will assume responsibility for facility maintenance, except for routine non-capital items (e.g., light bulbs, air filters), which remain the tenant's responsibility.

INTERGOVERNMENTAL RENTAL AGREEMENT WITH THE BOARD OF REGENTS OF
THE UNIVERSITY SYSTEM OF GEORGIA FOR THE DALTON FREIGHT DEPOT AT 305
SOUTH DEPOT STREET FOR THE BANDY HERITAGE CENTER

Continued

On the motion of Council member Goodlett, second Council member Locke, the Agreement was unanimously approved.

AIA AGREEMENT WITH KRH ARCHITECTS INC. FOR THE CITY HALL WINDOW
REPLACEMENT PROJECT

Assistant City Administrator Todd Pangle presented AIA Agreement with KRH Architects Inc. for the City Hall Window Replacement Project for the design and replacement of the deteriorated first-floor windows at City Hall. Pangle stated the architect will prepare design documents and oversee the replacement of the existing rotted wooden windows with aluminum-clad exterior/wood-interior units. Pangle further stated the architectural fee is 6% of the final project cost, estimated at approximately \$24,000. Note: The project is funded through the approved multi-year CIP budget, with completion anticipated in late summer to early fall 2026. On the motion of Council member Mock, second Council member Goodlett, the Agreement was approved unanimously.

CONTRACT WITH INTEGRATED BUILDS LLC FOR THE CITY HALL WINDOW
REPLACEMENT PROJECT

Assistant City Administrator Todd Pangle presented a contract with Integrated Builds LLC for the first-floor window replacement project at City Hall. Pangle stated the project includes replacing approximately 34 deteriorated wood windows, excluding the large council chamber windows, which do not require replacement. Further stating that all installation work will be performed from the exterior, and the existing interior woodwork will remain unchanged. Pangle continued stating that the bid also includes replacement of any rotted nailers discovered during construction. Note: Integrated Builds submitted the lowest responsive bid at \$393,475. Substantial completion is expected by mid-September 2026. The project is funded through the multi-year CIP budget. On the motion of Council member Mock, second Council member Goodlett, the Contract was approved unanimously.

RESOLUTION 26-11 AUTHORIZING MUNICIPAL PROPERTY PURCHASE

Airport Manager Andrew Wiersma presented Resolution 26-11 authorizing the purchase of a 0.06-acre parcel located at the end of Runway 14 at the municipal airport. Wiersma stated the City previously acquired all surrounding property in 2014 through a federal grant; however, the remaining parcel's owner was unaware they still held title and recently approached the City to sell it. Further, Wiersma stated because the parcel lies within the runway protection zone, staff recommended proceeding with the purchase. Note: The agreed purchase price is \$510. On the motion of Council member Mock, second Council member Locke, the Resolution was approved unanimously.

RESOLUTION 26-12 AUTHORIZING ACCEPTANCE OF BID FOR SALE OF 1216 E. MORRIS STREET PROPERTY

Assistant City Administrator Todd Pangle presented Resolution 26-12 authorizing acceptance of a sealed bid for surplus property located at 1216 East Morris Street. Pangle stated the site, formerly used as a temporary fire station in the 1940s, was declared surplus last year after staff determined it no longer served a municipal purpose.

Pangle further stated the City opened sealed bids on April 6, receiving one bid in the amount of \$15,002. The property totals 0.127 acres and includes a building that would require substantial repairs if retained. On the motion of Council member Mock, second Council member Locke, the Resolution was approved and the bid was accepted unanimously.

RESOLUTION 26-13 RESOLUTION AUTHORIZING TRANSFER OF REAL PROPERTY TO DALTON-WHITFIELD COUNTY LAND BANK AUTHORITY, INC.

City Administrator Andrew Parker presented Resolution 26-13 authorizing the transfer of a 1.3-acre vacant, undeveloped City-owned tract at the corner of Underwood Street and Dantzler Street to the Dalton-Whitfield County Land Bank Authority. Parker stated the property currently generates no tax revenue and requires ongoing City maintenance.

Continuing, Parker stated the transfer is intended to support development of a UPUD affordable housing pilot project, utilizing the recently adopted green space courtyard subdivision option in the Unified Zoning Ordinance—often referred to as a cottage court model. Further Parker stated this would mirror the approach used in the South Hamilton urban infill project and provide a demonstration of how the new zoning tool can be applied.

Parker informed the Mayor and Council that the Land Bank Authority, authorized under OCGA 48-4-60, is tasked with returning non-revenue-producing property to productive use for housing, jobs, or industry and this resolution authorizes the Mayor to execute all necessary deeds, including a reversionary clause: if the Land Bank does not initiate development or convey the property for the intended UPUD affordable housing project within six months, ownership reverts to the City. On the motion of Council member Mock, second Council member Goodlett, the Resolution was approved and the bid was accepted unanimously.

ANNOUNCEMENT

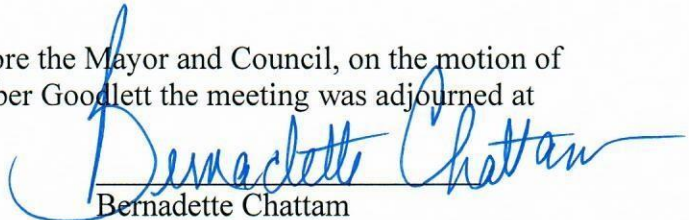
Mayor Sams invited everyone to attend the upcoming of the Georgia Cities Week events on Friday April 24th with City departments on display, family-friendly activities and the Beach Bash at Burr Park, featuring sand.

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 6:32 p.m.



Annalee Sams, Mayor


Bernadette Chattam
City Clerk

Recorded
Approved: 5-4-26
Post: 5-5-26

THE CITY OF DALTON
MAYOR AND COUNCIL
SPECIAL CALLED WORK SESSION MINUTES
APRIL 21, 2026

The Mayor and Council held a Special Called Work Session which coincided with the regularly scheduled Water Light and Sinking Fund Commission meeting at 2:00 p.m. in the auditorium of the Dalton Utilities office building. Present were Mayor Annalee Sams, Councilmembers Dennis Mock, and Julie Locke, City Administrator Andrew Parker, City Attorney representative Dawson Welsh, all Water Light and Sinking Fund Commission members, Dalton Utilities CEO John Thomas, Dalton Utilities legal counsel representatives, and other Dalton Utilities staff. The meeting was called to order jointly with the Water Light and Sinking Fund Commission meeting.

APPROVAL OF AGENDA

On the motion of Councilmember Mock, second Councilmember Locke, the Mayor and Council approved the agenda. The vote was unanimous in favor. Mayor Sams voted in the affirmative to constitute a quorum.

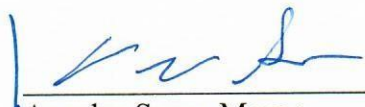
EXECUTIVE SESSION – LITIGATION MATTERS

On the motion of Councilmember Mock, second Councilmember Locke, the Mayor and Council voted to enter executive session for litigation matters at approximately 2:06 p.m. The vote was unanimous in favor. Mayor Sams voted in the affirmative to constitute a quorum.

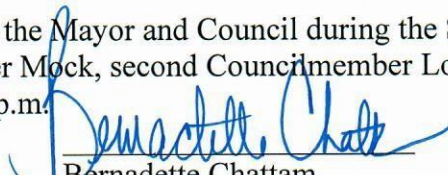
On the motion of Councilmember Mock, Second Councilmember Locke, the Mayor and Council voted to exit the executive session at approximately 3:33 p.m. The vote was unanimous in favor. Mayor Sams voted in the affirmative to constitute a quorum.

ADJOURNMENT

There being no further business to come before the Mayor and Council during the Special Called Work Session, on the motion of Councilmember Mock, second Councilmember Locke, the meeting was Adjourned at approximately 3:34 p.m.



Annalee Sams, Mayor



Bernadette Chattam
City Clerk

Approved: 5-4-24
Post: 5-5-26