



**CITY OF DAHLONEGA
COUNCIL MEETING MINUTES
JUNE 4, 2018 6:00 P.M.**

Call to Order and Welcome

Mayor Norton called the meeting to order at 6:06 pm.

Members Present

Mayor Sam Norton, Councilmembers Helen Hardman, JoAnne Taylor, Roman Gaddis, Bruce Hoffman, Ron Larson, and Mitchell Ridley were present.

Staff Present

City Manager Bill Schmid, City Attorney Doug Parks, Community Development Director Kevin Herit, Public Works Director Mark Buchannan, Water Plant Supervisor John Jarrad and Assistant City Clerk Mary Csukas were present. Executive Director of the Downtown Development Authority Jan Harris was present.

Prayer and Pledge of Allegiance to the American Flag

The Pledge was led by Councilmember Gaddis. The Prayer was led by Councilmember Larson.

Approval of Agenda

Mayor Norton called for a motion to approve the agenda. Motion made by Councilmember Gaddis and seconded by Councilmember Taylor. Mayor Norton called for a vote of those in favor to signify so by saying aye, like sign for those opposed. The motion was approved unanimously.

Public Comment

Neiva Garrett spoke concerning the conceptual design and location of the Roberta Green Garret Hotel project.

Johnny Ariemma spoke concerning the conceptual design and location of the Roberta Green Garret Hotel project.

Michelle Craft spoke concerning the conceptual design and location of the Roberta Green Garret Hotel project.

Durant Wright spoke concerning the conceptual design and location of the Roberta Green Garret Hotel project.

Berry Whitingmier spoke concerning the conceptual design and location of the Roberta Green Garret Hotel project.

John Clower spoke concerning the conceptual design and location of the Roberta Green Garret Hotel project.

Holly Gilkison spoke concerning the conceptual design and location of the Roberta Green Garret Hotel project.

Freda Welch spoke concerning the conceptual design and location of the Roberta Green Garret Hotel project.

Penny Sharpe spoke concerning the conceptual design and location of the Roberta Green Garret Hotel project.

Larry Stouffer spoke concerning the conceptual design and location of the Roberta Green Garret Hotel project.

Lin Piper spoke concerning the conceptual design and location of the Roberta Green Garret Hotel project.

Jerry Piper spoke concerning the conceptual design of the Roberta Green Garret Hotel project.

Rosa Davison spoke concerning the conceptual design and location of the Roberta Green Garret Hotel project.

Carolyn Johnston spoke concerning the conceptual design and location of the Roberta Green Garret Hotel project.

Terry Blasslick spoke concerning the conceptual design of the Roberta Green Garret Hotel project.

Bobby Mayfield spoke concerning on the economic development on GA400.

Approval of Minutes

Mayor Norton called for a motion to approve the May 7, 2018 Regular Council Meeting Minutes. Motion made by Councilmember Gaddis to approve the minutes for the May 07, 2018 Regular Council Meeting. Councilmember Taylor seconded the motion. Mayor Norton called for a vote of those in favor to signify so by saying aye, like sign for those opposed. The motion was approved unanimously.

Recognition

Mayor Norton stated the Council would like to publicly recognize two people who have served faithfully for several years as volunteers on the Planning and Zoning Commission for the City of Dahlonega. Mayor Norton asked Jimmy Faulkner and Casey Moye to please come forward and receive Certificate of Recognition and have their photos taken with the Council. Mayor Norton stated to the Council and Public that it is public servants and people who come forward to volunteer on our committees that are the ones that make sure the committees are faithful to their task. Mayor Norton thanked Jimmy Faulkner and Casey Moye for their service to the City of Dahlonega.

Mayor Norton asked the Council to accept the applications, electronically transmitted to Council, from Michael W. Feagin and Greg Fender as members of the Planning and Zoning Commission.

Mayor Norton called for a motion to approve the acceptance of Michael W. Feagin and Greg Fender to the Planning and Zoning Commission. Motion made by Councilmember Ridley and seconded by Councilmember Larson. Mayor Norton called for a vote of those in favor to signify so by saying aye, like sign for those opposed. The motion was approved unanimously.

City Clerk Csukas issued the Oath of Office to Michael W. Feagin and Greg Fender for the Planning and Zoning Commission.

Mayor Norton thanked Michael W. Feagin and Greg Fender for their willingness to serve on the Planning and Zoning Commission. Mayor Norton informed the public the process for joining one of the Commissions or Committees with the City of Dahlenega. An applicant can obtain an application from City Hall or online that once completed will be returned to the Council for review as a potential member of a Committee or Commission.

Old Business

Ordinance 2018-04 to Define and Regulate Control of Domestic Animals

Mayor Norton stated that Ordinance 2018-04 to Define and Regulate Control of Domestic Animals was discussed and modified at a recent work session. Mayor Norton called for a motion to approve Ordinance 2018-04 to Define and Regulate Control of Domestic Animals. Motion made by Councilmember Hoffman. The motion was seconded by Councilmember Hardman. Mayor Norton asked if there was any discussion for this ordinance.

Councilmember Gaddis asked if this was the first reading of this Ordinance and will we be seeing this again. Mayor Norton stated that was his understanding of this Ordinance.

City Attorney Parks stated that this was the final reading of the Ordinance.

Mayor Norton asked if there was further discussion for this ordinance. If not, Mayor Norton called for a vote of those in favor to signify so by saying aye, like sign for those opposed. The motion was approved unanimously.

Designation of Cemetery Sales for Capital Improvement

Mayor Norton stated that during the process of enacting the Cemetery Committee and Cemetery Bylaws a discussion had ensued about the use of funds captured through all sales of cemetery plots and other income pertaining to the cemetery.

The idea discussed is to place 75% of the cemetery funds into a protected account for capital improvements and the remaining 25% of the cemetery funds into the General Fund account for regular maintenance of the cemetery. The protected account with the cumulative 75% of the Funds would come before the Council at the request of the Cemetery Committee, typically the Chairperson for disbursement for Capital Improvements at the Cemeteries. The Council would vote to approve or deny the disbursement of the cemetery funds for items such as wrought iron fence or pavers.

Mayor Norton called for a motion to approve the Designation of Cemetery Sales for Capital Improvement that we have been discussed at a previous Work Session Motion made by Councilmember Gaddis. The motion was seconded by Councilmember Taylor. Mayor Norton asked if any discussion was needed for

this item. If not, Mayor Norton called for a vote of those in favor to signify so by saying aye, like sign for those opposed. The motion was approved unanimously.

Mediation Agreement of the Hotel Matter for Roberta Green Garrett

Mayor Norton stated the following: "This is not a decision to build a hotel or tear down a building. This mediation is a list of items we have derived at through discussion with opposing council, outside professionals, Councilmembers and the Historic Preservation Commission. This point is a list (consent order) of items we made available to the public on this table and on our website and we would act tonight to move this list (consent order) to the opposing council for their review for comments and or modification. The consent order as written would then return to Council and we would vote to accept, modify or denied the consent order as written. We hope to have this consent order by the next Meeting on June 20th which would be the Special Called Meeting / Work Session. "

Motion Norton called for a motion to discuss this item. Councilmember Ridley stated that the consent order be approved for discussion purposes with the plaintiff in the current litigation and the Mayor shall be authorized to negotiate further and on June 20th Council will then review such document and negotiate for approval. Councilmember Larson seconded the motion. Mayor Norton opened this item for discussion.

Councilmember Gaddis stated that he appreciates the Mayor Norton's Leadership on this item and his ability to break the stalemate that we had on this item with opposing council. But Councilmember Gaddis encouraged Council to review the design guidelines for HPC and specifically the construction guidelines, 5.1.1. and 5.1.4 and 5.1.6 and 5.1.19. which outline the design issues of this consent order that are not in accordance with these guidelines. Councilmember Gaddis stated that the consent order is well crafted, but the design is still missing the mark. The design should incorporate the clapboard facade of the Butler building with added second and third stories to the building. These rooms would have porches that should house the king rooms and Suites that would have a view of Main Street and give more revenue. This design would be conforming.

Councilmember Hoffman stated that he agrees with Councilmember Gaddis and that he is for a hotel at this location. But Councilmember Hoffman stated that he does not agree with parts of this consent order, mainly the franchise hotel. Councilmember Hoffman stated that the attorney and designer of the opposing council proposed a 77-room hotel at the Work Session and he think this is too large for the Square. We have a small square and a small downtown and we need something smaller for the Square area. Councilmember Hoffman continued that a more attractive and architecturally pleasing design would be better.

Councilmember Ridley stated that this is not an easy decision, and it has been a long drawn out process. He continued that there have been many concerns some of which we can address, but some that we cannot address. Councilmember Ridley stated we cannot fix what was wrong yesterday and that we can only move forward. Councilmember Ridley stated that there are protections that need to be done, because we have nothing in place to stop anyone from changing retail at any building to personal use.

Councilmember Larson stated that he agrees with Councilmember Ridley and that we have had a lot of factors to consider and we find ourselves in a lawsuit. Councilmember Larson continued that we could have this block on the square remain an eye sore and we could have done nothing and allowed the judge to make a ruling and it could be from 6 months to three years. Councilmember Larson continued

that we decided to mediate like we have been doing with opposing council and her staff. This has been a three-year battle. This battle resulted in the document that we see tonight. A white knight in the form of Mr. Ariemma, who made an offer to purchase the property from the opposing party came but maybe too late. The idea and design of Mr. Ariemma may be in keeping with the preservation of Dahlongega. Councilmember Larson continued that the Council has very strong feelings towards the preservation of Dahlongega. This plan has been made with concessions from the owner and to keep it out of the courts and with guidance along the way from the HPC.

Councilmember Taylor stated that this has been a trying and difficult process but terms that have been put into this agreement will protect the downtown. The rendering in front of everyone is just that a rendering, no site plans, no engineering and no architectural design has been made yet.

Councilmember Hardman stated that this issue has been before her time on the Council, but she believes that we need a hotel in Dahlongega.

Mayor Norton stated that we have a motion and second on the table and all those in favor of moving this forward say aye Councilmembers Ridley, Taylor, Harman and Larson affirmed. Those opposed were Councilmembers Gaddis and Hoffman.

Mayor Norton stated the vote is 4/2 and we will transmit to the opposing council for their review or amendments and we will review this issue on the 20th Work Session or the next Council Meeting.

New Business

Consideration of Approval of New Alcoholic Beverage License for Laura Estrada, 19° North Seafood & Grill, 19 North Chestatee Street for Class D, Retail Liquor by Drink, Class E, Retail Beer by the Drink, and Class F, Retail Wine by the Drink

Councilmember Hoffman asked City Clerk Csukas if the alcoholic beverage application for 19° North Seafood & Grill was in order. Ms. Csukas assured Council that the application was complete.

Councilmember Hoffman made a motion to approve the new alcoholic beverage license for Laura Estrada, and Councilmember Larson seconded the motion. Mayor Norton asked if a discussion was warranted for approval of this alcohol license. If not, Mayor Norton called for a vote of those in favor to signify so by saying aye, like sign for those opposed. The motion was approved unanimously.

Approval of Cemetery Bylaws

The Cemetery Bylaws had been transmitted electronically to Council as a courtesy at the prompting of Mayor Norton to give the Council the opportunity to amend or agree to the Cemetery Bylaws.

Councilmember Gaddis made a motion to approve the Cemetery Bylaws and Councilmember Taylor seconded the motion. Mayor Norton asked if a discussion was warranted for approval of cemetery Bylaws. If not, Mayor Norton called for a vote of those in favor to signify so by saying aye, like sign for those opposed. The motion was approved unanimously. Mayor Norton thanked Chris Worick, of the Cemetery Committee for the well written Cemetery Bylaws.

Department Reports

City Marshal

No new comments for the reports

Community Development/Historic Preservation Commission/Planning & Zoning Commission

No new comments for the reports

Dahlonega Downtown Development Authority

Wayfinding signs applications have been sent to businesses and the City Manager has signed the purchase order for the signs.

Finance/Administration

No new comments for the reports

Public Work and Cemetery Committee

Public Works Director Buchanan informed Council and Mayor that the curbing around the Gold Museum will not be patched until the funds are made available to handle the project properly.

Water and Waste Water Plants

No new comments for the reports

Comments

City Manager Comments

City Manager Schmid informed Council that tomorrow coming into our town will be the Bike Ride Across Georgia- BRAG who will be staying at the Lumpkin County High School. This group will be taking two excursions the next day and staying two nights enjoying our community.

City Manager Schmid stated that he hopes to have within the next month a completed withdrawal permit renewal for the Cities' Reservoir and Water Treatment Plant. City Manager Schmid stated that the City of Dahlonega has been favorably received by the State and he hoped to have this permit concluded in short order.

Mayor Norton inquired if approved, the limitations will be removed from the new permit and the County would not be limited by any stipulations on the withdrawal permit on the amount of water they may purchase.

City Manager Schmid concurred that the Mayors statement was true.

City Attorney Comments

City Attorney Parks stated that he plans to have a few items ready to present at the next Work Session concerning the City's transition to our code process.

City Council Comments

No comments

Mayor Comments

Mayor Norton thanked Mr. Clower for heading up the Merchants Association, as he sees this as good sounding board for bringing merchant issues and ideas to the Council Meetings for discussion.

Adjournment

Motion to adjourn by Councilmember Hoffman with a second by Councilmember Gaddis. Mayor Norton called for a vote of those in favor to signify so by saying aye, like sign for those opposed. The motion was approved unanimously.

Approved this _____ day of _____, 2018.

_____ Sam Norton, Mayor

Attest: _____ Mary Csukas, City Clerk