



# CITY OF DAHLONEGA

## Council Work Session Minutes

April 15, 2024, 4:00 PM

Gary McCullough Council Chambers, Dahlongega City Hall

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision – Dahlongega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlongega, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

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### OPEN MEETING

Mayor Taylor called the April 15, 2024, City Council Work Session meeting to order at 4:00 P.M.

Mayor Taylor thanked everyone for coming.

### PRESENT

Mayor JoAnne Taylor  
Councilmember Roman Gaddis  
Councilmember Johnny Ariemma  
Councilmember Ryan Reagin  
Councilmember Ross Shirley  
Councilmember Lance Bagley  
Councilmember Daniel Brown

### APPROVAL OF AGENDA

Mayor Taylor called for a motion to approve the agenda.

Motion made by Councilmember Bagley to approve the agenda, Seconded by Councilmember Shirley.

Voting Yea: Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley, Councilmember Brown

### BOARD & COMMITTEES

1. Cemetery Committee--March 2024  
Quataunda Armstrong, Dahlongega Cemetery Committee  
Chairman Armstrong was not there to present the March 2024 report.
2. Dahlongega Downtown Development Authority/Main Street – March 2024  
Ariel Alexander, Downtown Development Director  
Downtown Development Director Alexander thanked everyone who attended the first Monday on Main event.
3. Parking Committee Report  
Allison Martin, City Manager

City Manager Martin reviewed the Parking Committee Report with the mayor and council members. The report suggests changes to parking, including 3-hour, numbered, zoned, street, and meter options for parking. It also suggests managing parking, requesting merchant/resident parking passes, and reverting to two-way traffic, although the parking committee did not recommend such changes.

There was a discussion between the mayor, council members, and City Manager Martin.

DEPARTMENT REPORTS AVAILABLE AT: <https://dahlonega.gov/category/department-reports/>

There was a discussion about all staff reports presented between council members and staff.

Mayor Taylor thanked the staff for taking the time to put these reports together.

4. City of Dahlonega Police Department – March 2024  
George Albert, Chief of Police.
5. Community Development Report - March 2024  
Allison Martin, City Manager
6. Finance and Administration Department – March 2024  
Kimberly Stafford, Finance Manager
7. Public Works—March 2024  
Mark Buchanan, PW Director/City Engineer
8. Water & Wastewater Treatment Department Report March 2024  
John Jarrard, Water/Wastewater Treatment Director

APPOINTMENT, PROCLAMATION & RECOGNITION : ( Vote at Council Meeting)

9. 2024 National Travel and Tourism Week Joint Proclamation  
Allison Martin, City Manager  
Strategic Priority - Communication

City Manager Martin stated there was a recommendation for a joint proclamation for 2024 National Travel and Tourism Week, May 19th - 25th. She states that the Tourism Board has requested the council to have this joint proclamation. City Manager Martin states that she looks forward to their community engagement.

Councilmember Gaddis asked to move this item to the consent agenda.

10. Discussion of Downtown Development Authority Re-Appointment  
Ariel Alexander, Director of Downtown Development Authority  
Strategic Priority - Effectively Manage Growth

Downtown Development Director Alexander stated that Tony Owens's term has expired, so they are looking to re-appoint him into that position. She stated that he seemed agreeable to staying in the same position. She stated that there are also some people who would like to be appointed and re-appointed to the Downtown Development Authority.

There was a discussion between staff and council members.

11. Discussion of Planning Commission Appointment  
Mary Csukas, City Clerk  
Strategic Priority - Effectively Manage Growth

Ms. Csukas, City Clerk, reviewed the openings in the Planning Commission. She stated that there is an application to the Planning Commission.

There was a discussion about the term length of the Planning Commission.

12. Discussion of Historic Preservation Commission Appointment

Mary Csukas, City Clerk

Strategic Priority - Effectively Manage Growth

Ms. Csukas, City Clerk, stated that Ellen Markovitz would be stepping down from her position, and once we find her replacement, there will be a need for three applicants.

Mayor Taylor stated that we should advertise these openings in the newspaper.

PRESENTATION

ORDINANCES & RESOLUTIONS

13. 2024 Georgia Cities Week Resolution

Allison Martin, City Manager

Strategic Priority - Communication

City Manager Martin stated that last year was the City of Dahlonega's first participation in the 2024 Georgia Cities Week. She requested that the council allow us to participate again to bring awareness of the work done by the city to the citizens.

Councilmember Ariemma asked to move this item to the consent agenda.

AGREEMENTS & CONTRACTS:

OTHER ITEMS:

14. Application for a Consumption on Premise Alcoholic Beverage License – Georgia 7 Pie LLC dba 7 Pie Pizzeria

Doug Parks, City Attorney & Mary Csukas, City Clerk

Strategic Priority - Communication

City Attorney Parks stated that 7 Pie Pizzeria had met the requirements of an alcohol license and recommended approval.

Councilmember Gaddis suggested this be moved to the consent agenda.

15. Application for a Retail Alcoholic Beverage License – Dahlonega Tours and More LLC dba Dahlonega Walking Tours Ghost and Grapes Tasting Room

Doug Parks, City Attorney & Mary Csukas, City Clerk

Strategic Priority - Communication

City Attorney Parks stated that Dahlonega Tours and More had met the requirements of an alcohol license and recommended approval.

Councilmember Gaddis suggested moving to the consent agenda.

16. 2024 Zoning Map Update

Allison Martin, City Manager

Strategic Priority - Communication

City Manager Martin went over the final draft of the zoning map update for 2024. The City of Dahlonega's Code of Ordinances calls for updating the official zoning map to reflect any changes to the map from actions of the city council related to zoning matters. The last date of revision was 2020. City staff and CPL worked with GMRC to review the

changes going back to 2017 for inclusion and correctness and to refine the colors. Hence, the zoning classes are more easily identifiable. Staff also requested that the map contain any references to variances or conditions on the parcels to call attention to prior actions on parcels. With GMRC's assistance, we now have a shape file that can be shared with the Lumpkin County Assessor's Office and the beginning of attribute tables, which will aid us in our long-term goal of having an interactive zoning map. The recommendation of the staff is to approve the updated map amendments.

There was a discussion between the mayor, council members, and staff.

#### 17. Comprehensive Plan and Work Plan Update

Allison Martin, City Manager

Strategic Priority - Effectively Manage Growth

- City Manager Martin stated that with the retreat coming up, she has been asked to look at the Comprehensive Plan and Work Plan for an update. She stated that the history of the project, last updated in February 2022, includes community goals, needs, opportunities, work programs, broadband capacity assessments, regional water plans, environmental planning, land use, public participation, and other city plans. Key needs include sidewalk improvement, monitoring compliance with design guidelines, housing options, preservation, mixed-use, and utility assessments. The project has 19 action items. 27% completed, 13% in progress, and 1% on hold. Awaiting assignment/budget/community partner – 56% of this 13% is slated for 2025-2026 work.

There was a discussion between council members and staff.

#### 18. Enterprise Fleet - review of services

Allison Martin, City Manager

Strategic Priority - Communication

City Manager Martin went over the review of services for Enterprise Fleet. She stated that the Enterprise Fleet has 18 leased vehicles, with an average monthly lease payment of \$1010.81. In FY2022, the fleet saved \$22,150 through incentives and generated \$17,875 in sales. Issues in obtaining vehicles and responsiveness have been resolved.

There was a discussion between council members and staff about this item.

#### COMMENTS – PLEASE LIMIT TO THREE MINUTES

##### Clerk Comments

Ms. Csukas, the City Clerk, stated that the mayor, council members, and staff will have a retreat in Madison, Georgia next week. The retreat is on April 25th and 26th.

##### City Manager Comments

City Manager Martin announced that the American Legions Executive Board is seeking funding for a sewer project they plan to donate to Dahlonoga. They have contacted Senator Gooch, the Georgia Environmental Facilities Authority, and the American Legion Authority to secure a partial loan and seek loan forgiveness funds from GEFA. The city will act as a pass-through agency, requiring legal consideration and staff resources commitment.

##### City Attorney Comments

City Attorney Parks added to the topic by saying that the city was involved, including the City Engineer routing that project from the beginning, and documents allow for a transfer or an

assignment of the easement they obtain through those multipole parcels to the city if the council seeks to approve this kind of project. We have been involved in the alignment of that, and they have worked on the documentation of that so that it could happen if we wish it to.

#### City Council Comments

Councilmember Gaddis had no comments.

Councilmember Ariemma had no comments.

Councilmember Reagin had no comments.

Councilmember Shirley complimented the staff on doing a great job. He also stated that multiple local churches were doing spaghetti dinners this week.

Councilmember Bagley congratulated UNG softball on their winning season. He also stated that he is excited about Bear on the Square this weekend.

Councilmember Brown had no comments.

#### Mayor Comments

Mayor Taylor had no comments.

#### ADJOURNMENT

Mayor Taylor called for a motion to adjourn at 5:27

Motion made by Councilmember Shirley to adjourn, Seconded by Councilmember Bagley.

Voting Yea: Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley, Councilmember Brown