



CITY OF DAHLONEGA

Council Work Session Minutes

February 20, 2023, 4:00 PM

Gary McCullough Council Chambers, Dahlongega City Hall

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 - To be an open, honest, and responsive city, balancing preservation, and growth, and delivering quality services fairly and equitably by being good stewards of Dahlongega's resources.

OPEN MEETING

Mayor Taylor opened the City Council Work Session Meeting at 4:13 P.M.

PRESENT

Mayor JoAnne Taylor
Councilmember Ron Larson
Councilmember Roman Gaddis
Councilmember Johnny Ariemma
Councilmember Ryan Reagin
Councilmember Ross Shirley
Councilmember Lance Bagley

APPROVAL OF AGENDA

Mayor Taylor called for a motion to approve the City Council Work Session Agenda.

Motion made by Councilmember Reagin, Seconded by Councilmember Gaddis.

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

BOARD & COMMITTEES

1. Cemetery Committee - January 2023, Chris Worick, Committee Chairman
Mayor Taylor complimented Chairman Warwick for all his hard work with the Cemetery Committee.
2. Downtown Dahlongega – January 2023, Ariel Alexander, Downtown Development Director
Councilmember Larson informed everyone that DDA Director Ariel Alexander and Main Street Manager Skyler Alexander have moved to the second floor of the Head House. He complimented them for the speed of set up at the Head House and stated it looked wonderful.

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

3. City of Dahlongega Police Department – January 2023
George Albert, Chief of Police
4. Community Development – January 2023
Jameson Kinley, Planning and Zoning Administrator

5. Finance and Administration Department – January 2023
Allison Martin, Finance Director
6. Public Works - January 2023
Mark Buchanan, PW Director/City Engineer
7. Water & Wastewater Treatment Department Report -January 2023
John Jarrard, Water/Wastewater Treatment Director

APPOINTMENT, PROCLAMATION & RECOGNITION

8. Oaths of Office for new appointees to the DDA, JoAnne Taylor, Mayor
Mayor Taylor informed citizens at the Work Session that the Oaths of Office for new appointees to the DDA will be administered at the following City Council Meeting Monday, March 6, 2023.

PRESENTATION

9. Housing Needs Assessment, Tate Davis, Director of Real Estate with KB Advisory Group

City Manager Martin introduced Ms. Tate Davis to the audience. Mayor Taylor asked for questions to be held until the end of the presentations.

Ms. Tate Davis gave a presentation on Housing Needs Assessment, and this information is available under the agenda packet on our website for this meeting, Work Session Meeting February 20, 2023.

Councilmember Ariemma congratulated Ms. Davis on her presentation, which will be very useful to the City. A conversation ensued that addressed various topics in the assessment, involving single families, student housing, and topography in Dahlonega.

Councilmember Shirley discussed the lack of housing for the medium housing range of \$100,000-\$200,000, which Ms. Tate stated is due to the future lack of affordable utilities, land, and updated zoning codes to clear codes in the future.

Councilmember Gaddis reminded the audience that using city water and sewer utilities in new development is more affordable than constructing wells and a septic tank.

Mayor Taylor reminded everyone of the recent utility retreat held in Brasstown Valley, GA, with Council, Mayor, and Staff. Mayor Taylor thanked City Manager Martin for her work on making this retreat viable for the City of Dahlonega by understanding the fee process for utilities in the city.

Recommendations:

1. Encourage the construction of housing – Overarching
2. Renovation and redevelopment of existing and aging stock need the capacity to stay with the new housing needs.
3. Encourage off-campus housing – the right size, proper fit housing for students
4. Invest in Downtown Dahlonega and incorporate residential density
 - We lack Greenfield sites to construct new housing needs, so the city needs to prioritize these sites for sale and rentals with strategic plans with developers. Zoning policies are required for diversified housing, young families, move-ups and downs, and downsizers are needed in our community for a healthy ecosystem.

- Density allowance for R3 is tough to develop and lend in that environment, so we added a lower-intensity development cottage court zoning in the community.
- PUD zoning with more strategy is needed
- 50% of housing

ORDINANCES & RESOLUTIONS: No new ordinances and resolutions.

CONTRACTS & AGREEMENTS

10. Asphalt Leveling and Resurfacing City Streets LMIG Project #2023-001, Vince Hunsinger, Capital Projects Manager

Councilmember Larson and Director Buchanan discussed the City of Dahlonega bid process and how the budget applies to choosing the best bidder for this and other projects in the past.

11. TSW Design, Allison Martin, City Manager

City Manager Martin discussed how TSW Design would be an asset to the City and Councilmembers.

12. Mountain Park Drive Road Acceptance Request, Mark Buchanan, City Engineer & Public Works Director

Director Buchanan discussed the ongoing issue of Mountain Park Drive as a city street.

Mayor Taylor said this would be voted on in the next council meeting.

OTHER ITEMS: None

COMMENTS – PLEASE LIMIT TO THREE MINUTES

Clerk Comments - City Clerk Csukas had no comments.

City Manager Comments -City Manager Martin had no comments.

City Council Comments:

Councilmember Shirley had no comments.

Councilmember Ariemma

Councilmember Gaddis had no comments.

Councilmember Larson had no comments.

Councilmember Reagin stated that the City Council Utility Retreat was insightful and a good tool for the future of Dahlonega.

Councilmember Bagley wishes the Lumpkin County Women's Basketball Team good luck on their next game.

City Attorney Comments -City Attorney Parks provides his opinions about the housing study.

Mayor Comments -Mayor Taylor thanked the City Staff for all their hard work.

ADJOURNMENT

Mayor Taylor called for a motion to adjourn the meeting.

Motion made by Councilmember Reagin, Seconded by Councilmember Shirley.

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

The meeting was adjourned at 5:36 P.M.