

**DAHLONEGA CITY COUNCIL  
WORK SESSION  
FEBRUARY 12, 2008**

The Dahlonega City Council met at City Hall on February 12, 2008. Council members present were Guy Laboa, Michael Clemons, Gerald Lord and Terry Peters. Mayor Gary McCullough called the work session to order at 2:00 p.m.

JJ & G Representatives Ben Williams and Frank Rombardo gave a presentation concerning an Opportunity Project to improve the city's water and sewer system. Mr. Rombardo gave alternatives to water and sewer projects as they are currently designed. He explained alternatives to using sludge lagoons at the new water treatment plant. He also explained alternatives to routing sewer through downtown as currently designed and advised that there would be no planning for future growth north of the city with the current plan. The estimated cost for the alternative plan which would plan for growth was given as \$253,000. The current plan would require a generator at lift stations and other site work. He advised that an alternative solution is routing the sewer directly to the waste water treatment plant. This would plan for future growth and also save money by building the project now rather than a later date. There would be no ancillary equipment to be maintained. The estimated cost for this alternative is \$2.07 million. Guy Laboa asked how long it would be before the downtown sewer lines would require to be slip-lined. City Project Manager Ricky Stewart advised that there is proof that the sewer downtown has almost reached capacity. Mr. Stewart advised that he has obtained estimated costs for these alternative projects from local contractors. Townley Construction gave a price of \$930,000 and Starack, Inc. Construction gave an estimated price of \$1.1 million. When adding a 30 percent contingency and engineering fees the total costs would be between \$1.3 and \$1.6 million. City Manager Bill Lewis advised that he is working on financing options but he needs to wait until bids are opened for Contract B on February 28 before any decisions can be made. Additional financing through GEFA is also a possibility. A separate contract can be secured through local contractors for these changes. Mr. Stewart also advised that the only project that needs to be changed at this time is the Temken Project to upgrade the sewer line size from a 16 inch line to a 24 inch line.

Mayor McCullough and council members present all agreed that the city must work toward these Opportunity Projects to plan for future growth.

The meeting was adjourned at 3:00 p.m.

**DAHLONEGA CITY COUNCIL  
SPECIAL MEETING  
FEBRUARY 12, 2008**

The Dahlonega City Council met in special session on February 12, 2008 at City Hall. Council members present were Michael Clemons, Terry Peters, Sam Norton and Guy Laboa. Mayor Gary McCullough called the meeting to order at 4:00 p.m.

A Public Hearing was called to order by City Attorney Doug Parks concerning the Achasta PUD Amendment. Mr. Parks requested Architect John Bell to present the recommendations of the Dahlonega Planning and Zoning Commission Meeting from the previous night's meeting. Mr. Bell advised that this PUD Amendment proposes the following language: Certain areas shall be subject to a perpetual restrictive open space agreement. Said agreement shall be based on the document entitled "Achasta Open Space Exhibit", but at a minimum shall require the immediate dedication to open space of the approximately 183 acres identified therein as the "South Parcel Open Space". Other areas shall be dedicated subject to a mutually agreed upon timetable." Mr. Bell advised that Achasta's reasons for requesting this amendment appear to primarily relate to certain tax implications involving the golf course dedication. Mr. Bell recommended that the conditional language be changed to amend Condition # 4 by deleting Paragraph 4 (b) of the therein referenced letter dated August 3, 2007, from Robert C. Mitchell to the City of Dahlonega Mayor and City Council and marked received August 3, 2007, and substituting in lieu of the existing language the following new language as Paragraph 4 (b): Certain areas shall be subject to a perpetual restrictive open space agreement. Said agreement shall be based on the document entitled "Achasta, a Linger Longer Community, Dahlonega, Georgia, Achasta Open Space Exhibit", dated 01/14/08, revised 01/14/08 and marked received by the City of Dahlonega February 11, 2008. At a minimum, the immediate dedication to open space of the approximately 183 acres identified therein as the "South Parcel Open Space" is required. Such dedication shall include the 15 acres identified as "Wetland Mitigation Buffer". The form of this dedication shall be approved by the City Attorney of the City of Dahlonega prior to its recording. Recording of the approved dedication instrument shall occur no later than March 31, 2008. Failure to comply with this deadline will result in the issuance of a "stop work" order for the Achasta development. The "Golf Course Area" shall be dedicated by December 31, 2010. Other areas that may subsequently be proposed for dedication shall be dedicated according to a mutually approved dedication agreement approved by the City Attorney as to form.

The second amendment request relates to Condition # 5. Mr. Bell recommended amending the Conditions governing the development of this property by adding the following additional condition as Condition # 5: All streets, whether public or private, shall be constructed with a grade not exceeding 17% and in accordance with the standards for road design and geometry, adopted by either the City of Dahlonega or AASHTO as originally contemplated by the City of Dahlonega in its adoption of the current PUD zoning for the Achasta development. Retaining walls shall be utilized

where necessary so as to prevent excessive land disturbance and their design shall be subject to approval by the City of Dahlonega Planning and Zoning Department.

Ron Larson, Managing Director of Achasta, advised that they have demonstrated that all retaining walls will be aesthetically pleasing to the residents and that the city should not be responsible for the design of retaining walls. Mr. Bell stated that that was not the intent of his recommendation. The city would have an opportunity to approve the general design of retaining walls to make sure they are compatible with the community.

Mr. Parks asked for comments from citizens either for or against the amendment. Teddy Dumont asked for clarification concerning the discussion on whether green space could be developed. Mayor McCullough confirmed that there is a separate document that will guarantee that all green space dedication is perpetual.

A motion was made by Michael Clemons to approve the recommendation of the Dahlonega Planning and Zoning Commission with Mr. Bell's above recommendations. This motion was seconded by Guy Laboa and approved by all members present.

City Attorney Doug Parks advised that another item for approval is preliminary approval of Achasta Units 1 and 6. The Dahlonega Planning and Zoning Commission recommended approval of this request contingent upon the City Engineer's approval of plans. A motion was made by Guy Laboa to approve the recommendations of the Dahlonega Planning and Zoning Commission. This motion was seconded by Sam Norton and approved by all members present.

The meeting was adjourned at 4:45 p.m.

APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

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MAYOR

Attest:

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CITY CLERK