

**DAHLONEGA CITY COUNCIL**  
**WORK SESSION**  
**April 16, 2008**

The Dahlongega City Council met at City Hall on April 16, 2008. Council members present were Guy Laboa, Michael Clemons, Bill Scott, Terry Peters, Gerald Lord, and Sam Norton. Mayor Gary McCullough called the meeting to order at 4:00 p.m.

Representatives from Achasta were present to explain their request which will be presented at the regular council meeting on May 5 for final plat approval for three sections of Achasta which includes Bear Paw Connector, South Ridge and Fairway Village. Achasta is undergoing a construction project. They plan to subdivide for additional lots and building new roads and other infrastructure. They are required to make a filing with HUD which can take up to sixty days and that process cannot begin until they have a final plat and can specifically identify and certify title to the lots which are required to be registered with HUD. They advised that the council has discretion to establish or modify any specific process for plat approval and they were willing to post a performance bond or letters of credit. This will guarantee performance and completion of the improvements in conformance with the approved final plat. Sam Norton asked if it is normal procedure for this type of request to go to the Planning and Zoning Commission. He was advised that the Planning Commission has already reviewed the preliminary plat and they would not have to go back to the commission unless there are significant changes. Mayor McCullough asked why Achasta waited until two weeks before this is needed. Bill Scott stated that Achasta should go through normal channels. City Attorney Doug Parks advised that Achasta is required to have plats approved by HUD before they can be sold. City Manager Bill Lewis stated that if the developers default for any reason it would be an administrative problem. Mayor McCullough recommended that Bill Lewis and Doug Parks research this request and send their recommendations to them before the council meeting.

Diane Stephenson presented her request to place eight to twelve fiberglass bears around the square to be used as a fund raiser for the Literacy Coalition. She was informed that DDA members were not supportive of the proposal to leave these on the square for four months. City Attorney Doug Parks advised that this request would be inconsistent with the city's sign recommendations. Council members asked that this request go to the Historical Preservation Commission.

New skateboard signs were displayed and council members requested to have them installed.

The council also considered requests by citizens to eliminate the base charges for irrigation meters as citizens are not allowed to use them to irrigate lawns due to drought restrictions. City Manager Bill Lewis advised that Gainesville has very few irrigation meters and they have agreed to eliminate the base charges and lock their meters. Other communities have not agreed to eliminate base charges. The general consensus of the council was to leave the charges as is.

City Attorney Doug Parks advised that the city can add the special election to the county's ballots at the July primary election. This will require notice to the Justice Department and preclearance of the change to allow electronic voting. Council agreed to allow notice to the Justice Department of this change.

A conceptual drawing of the pavilion for Hancock Park was considered. Council members were informed that the design and rock work will be the same as the pavilion at Anthony Park. City Manager Bill Lewis advised that a recommendation has been made to add a small office for enforcement officers. Terry Peters recommended that the roof be changed to a gabled roof. The UGA Design Team is working on incorporating the pavilion building into the site plan that they developed.

City Attorney Doug Parks advised that a special meeting will be required concerning a four-party agreement for investment of the Debt Service Reserve Fund. A meeting was set for Monday, April 21 at 10:00 a.m.

The meeting was adjourned at 5:30 p.m.