



**City of Varnell  
Council Meeting Minutes  
July 20, 2021**

Members Present: Mayor, Tom Dickson  
Bill Caylor, Mayor Pro Tem  
Richard Lowe,  
Bob Roche, Sandy Pangle

City Administrator: Mike Brown  
City Clerk: Jamie Nance

Members Absent: Clyde Williams

**Executive Duties**

The Mayor and Council meeting was called to order at 6:02 pm and a quorum was confirmed by Mayor Dickson. The invocation was given by Hunter Cline, the youth director for Little Prospect Baptist Church. Mayor Dickson led the pledge of allegiance.

**Consent Agenda**

A motion was made by Mayor Pro Tem Caylor to approve the agenda presented, financial reports for June 2021 and minutes for the June 22, 2021, meeting. The motion was seconded by Councilman Pangle and was carried unanimously.

**New Business**

Councilman Roche presented the Public Safety Committee key points for June 2021. No other reports were submitted.

A motion was made by Councilman Roche to approve alcohol- beer only license for Arenas El Sueno #2 Mexican Restaurant. The motion was seconded by Councilman Lowe and carried unanimously.

Amended Ordinance 08-03-11, Wrecker/Towing Service, was approved. The motion was made by Mayor Pro Tem Caylor, seconded by Councilman Roche, and carried unanimously to approve the Amendments.

Mayor Dickson announced the city has been approved for the first payment portion of the American Rescue Plan in the amount of \$399,390.00. From current understanding the City will have until 2024 to allocate the funds for use, and until 2026 to pay all the funds out.

Annexation of parcels 11-313-30-000 and 11-300-12-001, the Patterson Farms Community was brought before the Council. The motion to approve the annexations was made by Councilman Roche, seconded by Councilman Lowe, and carried unanimously.

Annexation of Parcel 11-300-18-000, the Patterson Farms Community was also approved. The motion for approval was made by Councilman Pangle, seconded by Mayor Pro Tem Caylor, and carried unanimously.

Councilman Lowe made the motion to approve the purchase of tables and chairs for the Varnell Community Center in the amount of \$1962.43. The motion was seconded by Mayor Pro Tem Caylor and carried unanimously.

Ethan Calhoun with the Northwest Georgia Regional Commission addressed the Mayor and Council to explain the changes being made to the Unified Zoning Text Ordinance Amendment. Councilman Lowe made the motion to amend the text to read 13,000 gross vehicle weight (GVW) in section 4-6-10 b (5) and approve Ordinance No. 07-21. This motion was seconded by Councilman Roche and carried unanimously.

The Mayor and Council called a recess to open a public meeting.

Councilman Pangle made the motion to open the public hearing to discuss the Proposed Redevelopment Plan for District one. The motions were seconded by Mayor Pro Tem Caylor. The Public Hearing began at 6:36pm.

Gary Mongeon, Senior Vice President with KB Advisory Group, gave a presentation of the City of Varnell Redevelopment Plan: Tax Allocation District #1- Cleveland Highway Corridor.

Sarah Harrison a Varnell Citizen addressed the Council about TADS from her previous experience with the Northwest Georgia Regional Commission. Mrs. Harrison expressed her support for the project and how it would help the local community thrive.

Mayor Dickson addressed the public to ask if anyone else would like to speak.

Being no further comments, the motion was made by Councilman Roche to close the public hearing, and seconded by Mayor Pro Tem Caylor at 6:56pm and carried unanimously.

Mayor Dickson called the Mayor and Council meeting back to order at 6:56pm.

Councilman Roche made the motion to amend the sections of the draft redevelopment plan which discuss eligible redevelopment costs and proposed uses of TAD revenues by removing all references to housing incentives for multi-family development and by proportionally distributing those associated costs to the remaining eligible uses listed in the plan. Mayor Pro Tem Caylor seconded the motion, the motion carried unanimously.

Councilman Pangle made the motion to approve the amended resolution, seconded by Councilman Lowe. Councilman Pangle then rescinded his motion, he stated he was under the impression he was only making the motion to approve the amendment.

Councilman Roche made the motion to amend section 6 of the resolution to modify the tax allocation from the current number of \$43,310,003.00 to \$310,907.00 or the value of the property as of December 31, 2021. Seconded by Mayor Pro Tem Caylor, the motion carried unanimously.

Motion to approve the Tax Allocation District number one- Cleveland Highway Corridor Resolution Number 07-21B was made by Councilman Roche. Seconded by Councilman Pangle and carried unanimously.

### **Public Comment**

There being no further business a motion was made to adjourn by Councilman Lowe, with Mayor Pro Tem Caylor seconding the motion and carried unanimously. Meeting adjourned at 7:10 pm.

Respectfully submitted by  
Jamie Nance  
City Clerk

