

**City of Dawsonville**  
**August 22, 2005**  
**Called Meeting of the City Council**

Mayor Cox called the meeting to order at 7:00 p.m.

**Roll Call:** Those present were Mayor Joe Lane Cox, Council Members Jonathan Cox, Tim Wimpey, Mike Wilson and Mike Sosebee, Kim Cornelison, Dana Miles, Steve Holder and concerned citizens of the City of Dawsonville and Dawson County.

**Invocation and Pledge:** Mayor Cox led the pledge and invocation.

**Approval of Minutes:** Councilman Tim Wimpey made a motion to approve the work session minutes, the regular meeting minutes and the executive session minutes held August 1, 2005. Mike Wilson seconded the motion, the motion carried unanimously.

**Old Business:**

None.

**New Business:**

Contract for services – air conditioning system: Kim Cornelison presented a programmed maintenance agreement for the air conditioning system for the City Hall building. Mayor Cox stated the need for an agreement to get immediate response during downtimes on the system. He also informed the council that warranty on the equipment has expired. Councilman Wimpey pointed out conflicting information in the agreement regarding response time in emergency situations. Councilman Wimpey stated his desire to have the agreement put out to bid.

Councilman Wimpey made a motion to put the preventive maintenance of the air conditioning system out to bid. The motion died for lack of a second.

More discussion ensued regarding determining hourly rate during emergency situations. Jonathan Cox made a motion to get clarification on hourly rates for emergency repairs and to bring this item back before the Council at the September meeting. Mike Wilson seconded the motion. The motion carried unanimously.

Presentation of new flags and flagpoles: Jonathan Cox thanked the Forsyth and Dawson County Woodmen of the World Lodge for donating the new American and state flags including flagpoles and stands.

Mayor Cox asked Councilman Cox to provide contact information so that a thank you letter could be sent to them.

Contract for services – voting equipment from County Registrar: Kim Cornelison informed the council of discussions regarding potential of utilizing electronic voting machines instead of paper ballots due to the nearly 100% increase in registered voters for the City. The City

Clerk asked the council to consider contracting with Jeanne McGee, County Registrar, the running of the November election and the City Clerk being Ms. McGee's assistant so that the City Clerk could learn the mechanics of running an election. Mayor Cox asked about the costs of the services. Kim Cornelison informed the council that these arrangements are typically the actual cost of the service provided. Tim Wimpey made a motion to contract with the County to run the election and to allow the Mayor to execute the Intergovernmental Agreement on behalf of the City after review by the City Attorney and City Clerk. Mike Sosebee seconded the motion; the motion carried unanimously.

### **Public Hearings:**

#### **Ordinance:**

The first reading of an ordinance adopting and enacting a code for the City of Dawsonville, Georgia; providing for the repeal of certain ordinances not included therein; providing a penalty for the violation thereof; providing for the manner of amending such code; and providing when such code and this ordinance shall become effective. Dana Miles made the Council aware that this is the ordinance adopting the code that was sent to Municipal Code Corporation for codification. It will be both in paper format as well as electronic format. It also provides that very old ordinances will be repealed that were not included in the code. Finally, the ordinance provides for misdemeanor penalties for ordinances that do not specifically outline fines or penalties.

The City Clerk informed the Council that this will be a great addition to the City records because we will be able to link the Municode site to the City's web site allowing people download code 24 hour per day, 7 days per week.

Mike Sosebee made a motion to approve the first reading of the enacting code ordinance; Mike Wilson seconded the motion. The motion carried unanimously.

#### **Ordinance:**

The first reading of a resolution and ordinance to adopt an Urban Redevelopment Plan; to define the geographic boundaries of the plan; to define development and land use within the plan area; to approve financing of city hall as an improvement within the plan; to define effective date; and for other purposes. Dana Miles explained to the Council his desire to cover all requirements of state code and the City's charter by making this both a resolution and an ordinance. The ordinance makes the findings that are required under state law that the areas designated are areas of economic obsolescence.

The plan incorporates both the 38 acres of the Municipal Complex plus the historic downtown area and a connecting zone of land (the area between the Municipal Complex and downtown). The Long Term Plan calls for connecting these areas by both pedestrian and vehicular access. The connecting zone will need to be improved pursuant to the plan. The first step of the plan is to develop a new urban center at the Municipal Complex site. The second step will be developing a sophisticated plan for the revitalization of the historic section and the third step will be to provide the connectivity of these two areas specifically in pedestrian access.

The second part of the ordinance provides for the acquisition and financing of City Hall pursuant to the Plan. This will give the Council the authority to both purchase and finance the building.

Councilman Wimpey asked what the time period would be on the first phase of the plan. Mayor Cox responded five years. Councilman Wimpey asked if it would be better to take the downtown area and make it the first phase of the plan and leave the undeveloped area as the second phase. Dana Miles stated that there is no plan made for the downtown district yet. The site plan has been drafted for the 38 acres. Mr. Miles also stated that the Plan would require property owners to conform to the plan when there is a change in use to that plan. The development of the Plan for the downtown area will take substantive time to create due to the many complexities of historical buildings and property owners.

Steve Holder showed the council and public a drawing of the intended plan involving the Dawsonville Municipal Complex and how people could live, work and shop in the area with minimal use of a vehicle. The site plan is incorporated into these minutes. The plan will involve extensive sidewalks on the property, sidewalks tying in the schools utilizing Transportation Enhancement (TE) grant funds, the creation of a parking lot for the City Hall building and the opening of roads and sidewalks that will connect the Dawsonville Municipal Complex to historic downtown.

Charlie Auvermann inquired about the Lanier Tech site being incorporated in to it. Mayor Cox stated that the plan can be amended later on to include that site, but the site was presented as a potential to the plan a little late for this initial approval.

Mayor Cox stated in a twenty year period this whole plan will come together and the area will be laid out like it should have been laid out to begin with. The Mayor stated that there was no forethought when the town was laid out when compared to Dahlonga, Blairsville or Helen where they have room for shops and parking lots. And now the time has come for someone to correct that problem and that is what the Council is trying to do by laying out the phases to this plan.

Jonathan Cox spoke about the fact that there is not enough room downtown; there is not enough right-of-way to meet the needs. If sidewalks are put in then there is not enough parking. If you take the parking away then you are not helping anything.

Mayor Cox stated that the Transportation Enhancement (TE) grant is being resubmitted in coordination with Steve Holder, the City's engineering firm and Georgia Mountains (GMRDC).

Scott Smith, a local citizen and businessman, made the comment that if the City starts the plan; then finish it. He has seen too many things get started and never finished.

Councilman Cox commended Scott Smith for his comment and for the fact that he has pride of ownership in his own business and the refurbishing of the property is a great improvement to the City.

Jonathan Cox made a motion to adopt the first reading of the Urban Redevelopment Ordinance and Plan. Mike Sosebee seconded the motion. The motion carried unanimously.

### **Mayor's Report:**

Mayor Cox presented an update on the new park. He reported some vandalism of the new block wall where someone sprayed graffiti on it. Gary and Steve worked on it all day trying to remove the damage.

Mayor Cox reported that Russ and David Wallace have approached the City regarding providing a donation of playground equipment and the landscaping of the park. David and Russ Wallace asked if they could have the park named after their grandfather, Glenn Wallace, who once served as the Sheriff of Dawson County for twenty years. Tim Wimpey made a motion to name the park Glenn Wallace Memorial Park. Mike Sosebee seconded the motion; the motion carried unanimously.

Mayor Cox deferred to Jonathan Cox to speak on business development data. Councilman Cox expressed his appreciation to the Mayor, the staff, and the Council because he felt like by everyone working together progressively has helped make things happen. It involves economic development and what it takes to create an area where new businesses feel they want to locate their business. With the growth that is coming our way the City is going to need businesses. City employee Bonnie Warne compiled some data for Councilman Cox that he shared with the full Council. There have been 33 new businesses that have located to the City of Dawsonville; and 220 new employees were given jobs in the City of Dawsonville. With that said the City has accomplished a lot. Councilman Cox recognized the efforts of the City employees and expressed his appreciation for the work they all do.

Mayor Cox deferred to Kim Cornelison regarding the Clerk's meeting. Kim Cornelison made the Council aware that chairperson for the District 2 Municipal Clerks, Denise Jordan, City Clerk for the City of Gainesville, asked us to host the quarterly District 2 Clerk's meeting here at Dawsonville City Hall. The meeting will be held August 23, 2005 and will be followed by lunch at one of our local restaurants. The clerk's have been a great support to each other.

### **Public Comment:**

Annie Dean Samples addressed the Mayor and Council stating that she is proud of everyone working together.

### **Executive Session:**

At 8:10 p.m. Mike Wilson made a motion to suspend the regular meeting to go into executive session for the purpose of discussing personnel and land acquisition. Mike Sosebee seconded the motion; the motion carried unanimously.

At 9:25 p.m. Mike Wilson made a motion to close executive session and reconvene the regular meeting. Mike Sosebee seconded the motion. The motion carried unanimously.

Tim Wimpey made a motion to authorize the Mayor to complete the negotiations between the City involving the lease agreement of Champion's Café with Gordon Pirkle; and to complete the negotiations with Perimeter Stonewall Associates, LLC with the terms discussed in executive session.

There being no further business to attend to, a motion was made by Mike Wilson to adjourn the meeting at 9:30 p.m. Tim Wimpey seconded the motion; the motion carried unanimously.

Minutes approved this 12<sup>th</sup> day of September, 2005.

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Joe Lane Cox, Mayor

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Councilman Jonathan Cox

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Councilman Tim Wimpey

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Councilman Mike Sosebee

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Councilman Mike Wilson

Attested: \_\_\_\_\_  
Kim Cornelison, City Clerk

**City of Dawsonville**  
**August 22, 2005**  
**Executive Session of the City Council**

Mayor Cox called the meeting to order.

Those present: Joe Lane Cox, Dana Miles, Jonathan Cox, Tim Wimpey, Mike Sosebee, Mike Wilson, Kim Cornelison and Steve Holder.

Executive Session was held for the purpose of discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4).

The Council discussed the lease agreement proposal of Champion's Café by Gordon Pirkle. The current lease agreement for Champion's Café has expired and Mr. Pirkle was desirous of renegotiating a new lease with different terms.

The Council discussed two proposals submitted by Perimeter Stonewall Associates, LLC involving the developments across from the high school on Perimeter Road and involving the Tatum property at the intersection of Hwy. 9 South and Perimeter Road.

Executive Session was also held for the purpose of discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(6).

Mayor Cox informed the Council of the need to starting thinking of a future paid mayor or city manager. Mayor Cox expressed his concerns that citizens usually want to come in and discuss city business with someone they've elected. However it is asking a lot of an individual to come in to work everyday when they are not adequately compensated. There is more to the job of Mayor than just showing up to a monthly council meeting. Mayor Cox reminded the council that the terms of the City's charter would not allow them to compensate him while he was in office as the charter requires them to set the compensation and then whoever would win the next mayoral election would be a compensated full-time mayor.

A good deal of discussion followed regarding the merits of either position: paid fulltime mayor or city manager.

Upon completion of discussing these Executive Session items, Mike Wilson made a motion to close the Executive Session and reconvene the regular meeting. Mike Sosebee seconded the motion. The motion carried unanimously.

Minutes approved this 12<sup>th</sup> day of September, 2005.

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Joe Lane Cox, Mayor

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Councilman Jonathan Cox

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Councilman Tim Wimpey

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Councilman Mike Sosebee

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Councilman Mike Wilson

Attested: \_\_\_\_\_  
Kim Cornelison, City Clerk