

City of Dawsonville
September 12, 2005
Regular 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, Gary Barr, concerned citizens of the City of Dawsonville and Dawson County.

Invocation and Pledge: Mayor Cox led the pledge and Steve Holder led the invocation.

Approval of Minutes: Councilman Mike Sosebee made a motion to approve the regular meeting minutes and the executive session minutes from the August 22, 2005 meeting. Mike Wilson seconded the motion, the motion carried unanimously.

Old Business:

Contract for services – air conditioning system: Kim Cornelison addressed the council and made them aware that staff called two other vendors to try and get competitive pricing on the maintenance of the air conditioning system. The staff contacted Lawson Air Conditioning and Plumbing, Inc. and Home Heating and Air. The later did not respond to the request for a quote. The City Clerk pointed out that the quote from Lawson was approximately \$2,000 dollars cheaper. Tim Wimpey made a motion to accept the quote from Lawson Air Conditioning and Plumbing, Inc. Mike Wilson seconded the motion; the motion carried unanimously.

New Business:

Inspection Agreement with State Fire Marshal's office: Tim Satterfield, Dawson County Fire Marshal explained that by adopting the minimum code for fire standards and executing this agreement it would allow the local officials to act on behalf of the state in terms of fire inspections. The positive is that the City could charge the same amounts as the state and retain the fees. The only exemptions are hospitals, nursing homes, jails, ambulatory health care centers and penal institution, and buildings and structures owned or occupied by state offices. In essence the former fire marshal was doing the same work, but sending all of the funds to the state. Mayor Cox endorsed the idea of allowing the Fire Marshal's office to complete the inspections. City Attorney Dana Miles indicated several minor corrections that would need to be made to the agreement. Mike Sosebee made a motion to adopt the agreement with the corrections as indicated by the City Attorney. Mike Wilson seconded the motion; the motion carried unanimously.

Historic Sign Permit Application – Altair Sign & Light for Dwight Gilleland, True Value: Stephanie Schleicher from Altair Sign and Light spoke on behalf of True Value regarding the replacement of a cabinet sign that is currently located at True Value. Her company would replace the sign with the national signage of True Value. Steve Holder pointed out to the council the supporting documentation he had supplied in their packets regarding the approval. Steve Holder's main concern is with the statement in the ordinance that states

the sign and its characteristics are generally consistent with the aesthetic, historic and architectural themes of the properties in the district. The issue is that the sign does not comply with the height requirements of the ordinance. After a substantial amount of discussion Mike Sosebee made a motion to cut the sign down to fifteen feet. The motion died for a lack of a second.

Jonathan Cox made a motion to approve the sign application as submitted. Tim Wimpey seconded the motion. The motion carried unanimously.

Roads: Angela Lane and Driftwood Trail: Mayor Cox wanted to call attention to the Council the acceptance of Angela Lane and Driftwood Trail, in Maple Heights subdivision, by former Mayor Jimmy Moore. There are no records or minutes to show where this acceptance came before the City Council. This action supports the need for rules and regulations regarding the dedication and acceptance of roads. Dana Miles stated for the record that the adoption of these roads was on November 13, 2003. In light of how things have progressed in the County and being that Mayor Cox having formerly served as sole commissioner for the Dawson County Commission office, Mayor Cox wanted the council, citizens and staff to be clear that he was not responsible for these roads being adopted. Mayor Cox made the point that he has been credited and discredited with a variety of actions from the past although not everything was warranted.

Proclamation declaring October as Clean Water Month: Etowah Water and Sewer Authority has asked the City to adopt a proclamation proclaiming October as Clean Water Month. Mayor Cox read the proclamation. Jonathan Cox made a motion to adopt the October as Clean Water Month Proclamation. Mike Wilson seconded the motion; the motion carried unanimously.

Etowah Water and Sewer Authority donated a T-shirt to the City to give to a citizen. Mayor Cox asked Ms. Aline McClure to come to the front. After acknowledging Ms. McClure's constant and tireless volunteer activities, he presented her with the T-shirt.

Proclamation declaring September 16, 2005 as Stepfamily Day: Mayor Cox asked Dana Miles to read the proclamation. Mike Sosebee made a motion to adopt the proclamation declaring September 16, 2005 as Stepfamily Day. Tim Wimpey seconded the motion; the motion carried unanimously.

Proclamation declaring City's Commitment to funding the Transportation Enhancement Grant: Steve Holder explained that the Georgia Department of Transportation requires this proclamation as a part of the submittal for the "TE" grant. Tim Wimpey made a motion to adopt the Proclamation for the TE grant. Mike Sosebee seconded the motion; the motion carried unanimously.

Mapping Proposal GMRDC: Gary Barr explained to the council the proposal from GMRDC to update the maps showing where all of the water and sewer lines. Gary reminded the council that this is something the City has been talking about doing for several years now. Gary explained that Mr. Turnipseed felt that GMRDC would offer a more competitive price. Jonathan Cox made a motion to approve the services of GMRDC to provide the maps. Tim Wimpey seconded the motion; the motion carried unanimously.

Parade/Public Assembly Application – DCHS for Homecoming: Kim Cornelison presented the application to the council. The application has been routed through both the Sheriff and the Fire Marshal. The only stipulation indicated was by Sheriff Carlisle asking that the band not march all the way back to the high school. Instead have the band drop out at the old middle school. Jonathan Cox made a motion to approve the parade/public assembly application. Tim Wimpey 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 addressed the Council asking that this ordinance be deferred to a future date until such time as mistakes in the code book can be corrected. Numerous errors have been found and could create many procedural problems. Tim Wimpey made a motion to postpone the hearing of said ordinance. Mike Wilson seconded the motion; the motion carried unanimously.

Ordinance:

The second 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 that the draft of the Urban Redevelopment Plan has been updated. He deferred to Tom O’Bryant from GMRDC who helped draft the plan to go over the contents.

Tom O’Bryant, GMRDC, addressed the council informing them of what is required to be in a plan. He discussed the phases of the plan and the under utilization of the 38 acres of the Dawsonville Municipal Complex. The plan discusses the vision of what the City sees for the new urban area with a lot of instructional uses, a big mix of commercial and residential uses. Once the property is rezoned to a Planned Unit Development will allow the City to come up with very specific standards and a very specific design. It will also provide flexibility in the set back and uses. It allows for innovation to come up with green space and side walks.

The second part is the renovation of the Downtown Historic District and the need for a market study to be done to pinpoint that. What other things may be able to be done. For instance tourism is big thing being pushed by the state – it is called heritage tourism. Also there needs to be a study of in field development of vacant lots downtown. The plan will need to discuss infrastructure and the need for improvements.

Details of these types of things can be written and then the plan can be amended to incorporate these changes.

Duane Roof, Roberson Loia Roof, Architects & Engineers, spoke about the plan and how it has incorporated a new Main Street with multistoried buildings and on street parking. Architectural renderings were supplied and are incorporated into the plan. Annie Dean Samples said she was concerned about carving out the parking lot in segments and the need to have large parking for events currently held downtown. George Freisom addressed the road that appears to continue across Hwy. 53 in to their existing industrial park. Mr. Freisom just wanted to be sure that if this is a consideration of the plan that parking will need to be a consideration of that area. Mayor Cox said the Council is aware that they would need to contact Mr. Freisom should that idea progress.

Several citizens asked for copies of the Plan; the City Clerk let them know that the plan will be uploaded to the website in the morning and could be accessed conveniently. Terry Tregasser asked about the second and third level of these buildings. Duane Roof replied stating it could be office it could be residential. These types of plans have been successful in other areas. Tom O'Bryant explained the success of the plan is the need to mix the residential with the commercial aspect.

Charlie Auverman spoke in favor of the project stating he attended a talk by Billy Parish of the DCA who is the state downtown director, he provided statistics that shows that second story residential is actually far more stable than that most of the retail on the first level. People statistically find the flats very appealing and hold on to them.

Another citizen asked about the grocery store size. Duane explained that it is considered a medium box store. The store will be approximately the size of the IGA store out by Big Canoe. Discussion ensued regarding walking paths, connecting sidewalks and the need for the plan to have community support.

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.

Ordinance:

The first reading of an ordinance to provide for regulations and acceptance of road, water, sewer, and storm water management systems by the City of Dawsonville. Dana Miles opened the public hearing explaining that this ordinance provides for regulations regarding what a developer would be required to do to prior to acceptance of his development's roads, water, sewer and storm water management system. There was no public comment. Tim Wimpey asked about the potential of providing a range for the maintenance bond then have the rate set at Planning and Zoning Administrator's discretion as to what range to charge. Dana suggested everyone provide all of their suggestions to Steve to incorporate in to the next draft. Jonathan Cox made a motion to approve the ordinance. Mike Wilson seconded the motion; the motion carried unanimously.

Ordinance:

The first reading of an ordinance to amend the sewer and water ordinance dated May 6, 1997 to provide for updated tap and rate schedules; to provide an effective date; and for other purposes. Mayor Cox reminded everyone that this was previously discussed at the work session held August 1st. Gary Barr explained that most of the sewer rates would

align with our current water rates and discussed the costs associated with treating sewer being more than that of treating water. He also reminded the Council that this is a part of the plan in regards to the USDA grant the City received. Gary Barr also made the council aware that the ¾ inch water and sewer taps would go up from \$1500 to \$2000; and the 1 inch tap would go up from \$2000 to \$2500. Motion was made by Jonathan Cox, seconded by Mike Wilson to approve the amended ordinance. The motion carried unanimously.

Annexation:

Annexation Petition 05-005: Jeffrey M. Tablak has made a request to annex 1.18 acres of TMP 90-124. The subject property is located at 164 Gold Leaf Terrace and is zoned RPCD (Residential Planned Community Development) and will remain likewise classified under the City of Dawsonville's zoning classifications as PUD (Planned Urban Development) upon annexation.

Dana Miles opened the public hearing after reading the annexation request. Mayor Cox asked Steve Holder if this ordinance meets all city criteria. Steve Holder acknowledged that it did. Jonathan Cox made a motion to adopt the first reading of the annexation petition. Mike Sosebee seconded the motion; the motion carried unanimously.

Mayor's Report:

Mayor Cox told everyone about his recent angioplasty procedure dealing with a large blockage. He thanked everyone for their calls and prayers.

Mayor Cox also encourage everyone to help the evacuees being housed at Christ Fellowship Church.

Public Comment:

None.

Executive Session:

At 8:49 p.m. Tim Wimpey made a motion to suspend the regular meeting to go into executive session for the purpose of discussing land acquisition. Mike Wilson seconded the motion; the motion carried unanimously.

At 10:00 p.m. Mike Wilson made a motion to close executive session and reconvene the regular meeting. Tim Wimpey seconded the motion. The motion carried unanimously.

There being no further business to attend to, a motion was made by Mike Wilson to adjourn the meeting at 10:00 p.m. Tim Wimpey seconded the motion; the motion carried unanimously.

Minutes approved this 3rd day of October, 2005.

Joe Lane Cox, Mayor

Councilman Jonathan Cox

Councilman Tim Wimpey

Councilman Mike Sosebee

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 purchase offer from the Dawson County Board of Commissioners regarding the old fire station. The Council agreed it would be in the City's best interest to have an appraisal of the old fire station, the old city hall location and the roads the County is interested in acquiring.

The Mayor and Council invited Ms. Gloria Tatum, her son, and representatives of Perimeter Stonewall Associates, LLC, George Freison and Rob Barnett, in to the executive session. The Council discussed a proposal submitted by Perimeter Stonewall Associates, LLC involving the tract of land known as the Tatum property at the intersection of Hwy. 9 South and Perimeter Road.

The Council clarified with the land owner and representatives of Perimeter Stonewall Associates, LLC that the only thing the City can consider involving this property is the commitment to provide either \$50,000 or 25% of the development costs of vertical improvements i.e. traffic light at the intersection. No other issue can be discussed involving this tract or adjoining tracts and their potential to be annexed and/or rezoned.

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 3rd day of October, 2005.

Joe Lane Cox, Mayor

Councilman Jonathan Cox

Councilman Tim Wimpey

Councilman Mike Sosebee

Councilman Mike Wilson

Attested: _____
Kim Cornelison, City Clerk