

CITY COUNCIL REGULAR MEETING

December 4, 2006

7:00 p.m.

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

INVOCATION AND PLEDGE: Steve Holder led the invocation and pledge.

ROLL CALL: Those present were Mayor Joe Lane Cox, Council members Jonathan Cox, Mike Sosebee and Mike Wilson; Linda Grant was absent due to illness. Also in attendance were Dana Miles, City Attorney, Steve Holder, Planning Director, and Kim Cornelison City Administrator/Clerk.

APPROVAL OF MINUTES:

Council unanimously approved the adoption of the minutes from the called meeting held November 13, 2006. Sosebee/Wilson.

Mayor Cox called for an amendment to the agenda to address Downtown Development Authority (DDA) appointments and to consider the retail sales alcohol license for Neighborhood Convenience Store. Council unanimously approved the agenda amendment. Cox/Wilson.

OLD BUSINESS:

City Seal: After minimal discussion on changing the official City Seal, this item was tabled for further review. Sosebee/Wilson.

NEW BUSINESS:

2007 Meeting Calendar: Kim Cornelison presented a proposed meeting calendar for 2007. Council unanimously approved the 2007 calendar with one exception to change the proposed July 2 meeting to July 9. Cox/Sosebee.

2007 Budget and Capital Improvement Projects presentation: Kim Cornelison presented the proposed 2007 budget and incorporated the City's first endeavor at a five-year capital improvements projection campaign. Ms. Cornelison stated that the budget and capital campaign was based on projections utilizing comparisons from the 2005 and 2006 budgets and the collaboration of department heads. The budget was also reviewed by Warren Almand, the City's auditor from Alexander, Almand & Associates. The 2007 budget was unanimously approved by the council. Cox/Wilson. (The budget presentation included as "Exhibit A").

Budget Amendments for 2006: Kim Cornelison asked the council for authorization to make necessary budget amendments to the 2006 budget in order to close the books and balance the budget as required by law. The request was unanimously approved. Cox/Sosebee.

Quotes – work truck: Quotes were taken on a utility work truck with work boxes on the sides. Jackie Jones Ford provided the lowest quote at \$20,959.22. This item was included in the 2006 budget however it still requires council approval for purchase. Council granted approval for the purchase. Cox/Sosebee. (The quote summary is included as "Exhibit B").

Quotes – Kabota RTV 4x4: Quotes were taken on a Kabota RTV 4x4 to be utilized in carrying equipment and tools throughout the spray fields. The low bid was from a private seller, Roger Harwood, at \$7,500 for a 2004 model RTV that has approximately 100 hours on it. Councilman Cox verified that the equipment is in good working condition. Mr. Barr stated that the equipment

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is like new. Council approved the purchase of the RTV. Cox/Wilson. (The quote summary is included as "Exhibit B").

Historic Sign Permit: Chestatee Ford: Steve Holder presented the sign permit stating that it would not be a swinging type sign like what was formerly there; instead it will be mounted to the building. Mr. Holder stated that the sign meets all requirements and that staff recommends approval. Passed unanimously -- Sosebee/Cox.

DDA Appointments: It is time to replace DDA positions; Ann Williams has resigned and Councilman Cox would like to step down. Ann Williams would be replaced by Chris Gaines and Jim Hunt would replace Jonathan Cox. Jonathan Cox stated that he would like to serve on an ex-officio basis. Unanimously approved -- Sosebee/Wilson.

PUBLIC HEARINGS:

Annexations and rezones:

Annexation Petition ANX06-054: Wayne Grogan has made a request to annex 14.007 acres of TMP092B-006. The subject property is located at 651 Hwy. 9 North and 685 Hwy. 9 North. The property is currently zoned RA and will be AP upon annexation. (First reading). Steve Holder read the annexation petition. Dana Miles opened the public hearing. There being no public comment, the hearing was closed. Mayor Cox called for a vote. Jonathan Cox made a motion to approve the first reading of ANX06-054; Mike Sosebee seconded the motion. The motion carried unanimously.

Annexation Petition ANX06-055: Jason Adam Power has made a request to annex 2.80 acres of TMP069-055.001. The property is located 1118 Elliott Family Parkway. The property is currently zoned RA and will be AP upon annexation. (First reading). Steve Holder read the annexation petition. Dana Miles opened the public hearing. Approximately 22 people were in attendance. Three people spoke in opposition. There being no further public comment, the hearing was closed. Mayor Cox called for a vote. Jonathan Cox made a motion to approve the first reading of ANX06-055; Mike Wilson seconded the motion. The motion carried unanimously.

Annexation Petition ANX06-056: Jyotibala P. Patel has made a request to annex 2.127 acres of TMP083-007. The property is located at 706 Hwy. 53 West. The property is currently zoned RA and will be AP upon annexation. (First reading). Steve Holder read the annexation petition. Dana Miles opened the public hearing. There being no public comment, the hearing was closed. Mayor Cox called for a vote. Mike Sosebee made a motion to approve the first reading of ANX06-056; Jonathan Cox seconded the motion. The motion carried unanimously.

Annexation Petition ANX06-057: Clay Summerour and Renae Summerour have made a request to annex 1.0 acre of TMP082-015. The property is located at 373 Howser Mill Road. The property is currently zoned R-1 and will be R-1 upon annexation. (First reading). Steve Holder read the annexation petition. Dana Miles opened the public hearing. There being no public comment, the hearing was closed. Mayor Cox called for a vote. Jonathan Cox made a motion to approve the first reading of ANX06-057; Mike Sosebee seconded the motion. The motion carried unanimously.

Alcoholic Beverage License Application: Kaif, Inc. d/b/a Neighbors Convenience Store, by and through Mohamed Kamil Momir, has made application for a retail license for the purpose of

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selling beer and wine at Neighbors Convenience Store located at 75 Hwy. 9 North, Dawsonville, Georgia. Kim Cornelison presented the application stating that all criteria have been met and that the license will transfer due to the sale of the store from Cravens to Kaif, Inc. Unanimously approved – Cox/Sosebee.

MAYOR'S REPORT:

Appointments: Mayor Cox asked the council to approve the reappointment of staff and professionals who provide services to the city as follows: Dana Miles, City Attorney; Kim Cornelison, City Administrator/Clerk; Steve Holder, Planning Director; Gary Barr, Water & Sewer Superintendent; G. Ben Turnipseed Engineering, City Engineer; Duane Roof, City Architect; and Greg Scott, Professional Building Contractor. Appointments were unanimously approved – Sosebee/Cox Councilman Cox suggested adding an appraiser at a future date.

Mayor Pro-tem: Mayor Cox asked the council to appoint a mayor pro-tem stating that Councilman Cox has offered to help the Mayor attend some of the extra meetings. Council unanimously agreed to appoint Councilman Jonathan Cox as mayor pro-tem. Wilson/Sosebee.

Temple Inland Property: Mayor Cox announced that the City will not entertain annexing the Temple Inland property in to the City. Mayor Cox clarified that Temple Inland can still apply, but that does not mean they will be annexed in.

Annexation since 2004: Mayor Cox stated that all of the property that has been annexed since 2004 there has not been one building built. It has not increased housing or the tax burden on the county. The City issues approximately 70 building permits per year. There has been no great influx of housing in the city.

Water & Sewer Superintendent Report: Gary Barr made a brief report on the land application system and wastewater plant upgrades. On the spray fields they are clearing and grinding as they go, and 75% of the lanes are complete. The underground forced mains are complete and buried and the aboveground pipe will start being laid next week.

The wastewater treatment pond is in the process of being de-sludged. This has not been done since 1963, however the job is approximately 50% complete. The desludging process creates an unpleasant odor; Mr. Barr apologized for this and has addressed citizens personally when they present their concerns to him. The job has about four more weeks until it is complete and has been approved and permitted by the Environmental Protection Division.

W.F. Floyd is the main contractor and has been a good group to work with. They should wrap up the monitoring wells in the next few days.

PUBLIC COMMENT:

Annie Dean Samples announced that the 2006 Georgia Racing Hall of Fame Banquet was a great success; they received great local coverage and many thanks from the inductees for this venue. The Hemby family specifically thanked the City for allowing GRHOF to go forward.

Linda Mock made a suggestion regarding communication strengthening by having town hall meetings. Councilman Cox asked if Ms. Mock would be willing to coordinate the effort and she acknowledged that she would.

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Mayor Cox thanked Kim Cornelison for coordinating the effort for the Annual Tree Lighting; this event conflicted with the annual GMRDC Christmas dinner which she could not attend due to the Tree Lighting. Mayor Cox also thanked other staff members: Betty McGehee, Marty Parker and Russell Vaughers, who helped make the tree lighting a success.

Councilman Jonathan Cox announced that Mayor Cox received the GMRDC Board member of the year at the banquet and expressed his appreciation for Mayor Cox's willingness to serve on the GMRDC board and his continued efforts to attend these many meetings.

Charles Samples stated that he liked some of the ideas presented on the City seals.

Mary Sosebee stated that she attended the GMRDC banquet as well and wanted to publicly thank Joe Lane Cox and stated how proud she is of him as our mayor.

EXECUTIVE SESSION:

At 8:09 p.m. Councilman Sosebee made a motion to go in to executive session for the purpose of consulting the City Attorney regarding pending or potential litigation.

In executive session Dana Miles provided updates on the Phillips v. Dawsonville case – Mrs. Phillips has filed an appeal. In the Butler v. Dawsonville case, a motion for summary judgment has been filed on behalf of the City. Regarding the City of Dawsonville v. Gold Creek case, he has received a settlement agreement from Southern Catholic along with appropriate deeds to settle the city's issues with the college. Regarding the Tablaks – their proposed plan provides for an increase of 213 units. Any increase in housing greater than 125 units is required to have a DRI (Development of Regional Impact) completed by Georgia Mountains Regional Development Council. This will have to be completed before their plan change can be heard by the Planning Commission or City Council.

There being no further business to discuss in executive session, the council adjourned executive session at 8:50 p.m.

ADJOURNMENT:

There being no further business to discuss, the council adjourned the regular meeting at 8:50 pm.

Minutes approved this _____ day of January, 2007.

Joe Lane Cox, Mayor

Councilmember Jonathan Cox

Councilmember Linda Grant

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Councilmember Mike Sosebee

Councilmember Mike Wilson

Attested: _____
Kim Cornelison, City Clerk