

**City of Dawsonville**  
**April 3, 2006**  
**7:00 p.m.**  
**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 Linda Grant, Jonathan Cox, Mike Wilson, Mike Sosebee, Betty McGehee, Steve Holder and Dana Miles.

**Invocation and Pledge:** Steve Holder led the invocation and pledge.

**Approval of Minutes:** The minutes from the April 3, 2006 City Council meeting were unanimously approved. Grant/Sosebee.

**Old Business:** None

**Amendment to Agenda:** City Attorney Dana Miles requested an amendment to the agenda to add item F under new business regarding purchase of a mower for the City. Amendment to the agenda was unanimously approved. Sosebee/Cox.

**New Business:**

Audit Report: Warren Almand, Alexander Almand & Associates presented a pre-report of the audit to the council for review prior to public release. Mr. Almand specifically addressed the opinion letter and stated the opinion is an unqualified opinion meaning that nothing will need to be added and that they feel the financial statement is complete.

Regarding the Statement of Net Assets the Government activities total assets are \$4,551,651 which includes cash of \$899,143 and the value and costs associated with the purchase of the new City Hall building -- \$3,089,097. Even though the building is a lease purchase, it is recognized as an asset on the City's books.

The business type activities have total assets of \$6,743,788 which includes cash of \$256,322. The combined total assets of the City are \$11,295,438. Last year the total assets were \$8,524,914. The difference is comprised of the purchase of this building and the completion of several projects in the water and sewer department.

Mr. Almand pointed out that total cash has dropped from 2.5 million in 2004 to 1.15 million in 2005, this is due the paying the property off the Townley property which was \$900,000 and then there was another 300-400,000 spent finishing up water and sewer projects that were in the works.

Following the liabilities the government activities shows the 2.5 million dollar note on this building. The net assets of the City increased from 4.7 million, which is in essence is the equity of the City, to 5.9 million. That is a good indicator for the city.

Next Mr. Almand went over the two funds independently. The general fund was 1.057 in 2004 went up to 1.141 million in 2005. There really was not a significant change here. Total revenues are 1.1 million compared to 927,302 last year. The increase is due to some intergovernmental funds received like the monies received from the hurricane damage.

The expenses went from \$764,372 to 1.1 million dollars. The two major changes affecting that is that Planning and Zoning went up from \$36,000 to \$140,000 and stressed that that increase was planned in order to provide more services. Another area that went up was the capital outlay and this reflects a lot of the park expenses. Again these are all reflected in the general fund and if you look over all there was a \$58,000 positive revenue for the general fund for last year.

Mr. Almand addressed the budget verses actual stating that the budget revenues and expenses exceeded what was actually received and expended. While the expenditures were approved by the council the budget needed to be completed to reflect that change. The auditor stated they will be working closely with the City Clerk to establish a standard operating procedure to capture these expenses in the future. Mayor Cox stated that this procedure is being adhered to this year.

In regards to the water and sewer fund balance sheet the cash dropped from 1.5 million to 256,322 and of that 900,000 of that is reflected in paying off debt. Capital assets increased from 4.8 million in 2004 to 6.3 million in 2005. This is a combination of the land swap for the new spray field and the completion of water and sewer projects.

The liabilities went from 3.3 million in 2004 to 2.8 million in 2005 this reflects the payoff of the Townley property. The net assets went from 2.9 million to 3.9 million and reflects the gain on property that was built in on the land swap.

The operating revenue for the enterprise fund went from 612,026 in 2004 to 771,323 in 2005; some tap fees are recognized in this. In essence until a meter is set the tap fees are deferred and not recognized as revenue. Once a meter is set it is removed from deferred revenue to income. The operating income verses the expenses went from \$54,919 in 2004 to 162,600 in 2005.

The cemetery fund shows net assets of \$144,661 – it took in \$9,782. and spent \$4,199 giving a total increase of \$5,448.

Mr. Almand further went over some of the detail notes to show how they were reflected in the previous reports he went over with the Council. He also pointed out the bond issuance and GEFA loan and the debt that was retired with each bond and note.

The last reports Mr. Almand went over was the Internal Controls over Financial Reporting and Compliance. The letter states that the auditor has reviewed the internal controls and reviewed the City's compliance with state laws and they find no material modifications or exceptions to report.

Mr. Almand was willing to entertain questions if needed. Mayor Cox asked everyone to look over the report and to get questions answered by the next meeting; at the next meeting they could then adopt the audit report.

Business Retention and Expansion Process Resolution: Linda Williams introduced the Business Retention and Expansion Process Resolution. Mrs. Williams stated that they work closely with the Department of Economic Development. In so doing they send out extensive questionnaires to local business and industry to gather data that will help with growth indicators and needs assessments. The state compiles the surveys and they can be used to provide data that the City may find useful in helping existing businesses to expand and to help solicit business to our locality. The first step is to have local governments acknowledge that this process is going on. To do this a resolution is required stating that your commitment is behind the project and that you support the program.

The resolution passed unanimously Cox/Sosebee.

Parade & Public Assembly Application: Steve Holder presented the application on behalf of Kare for Kids: Egg Hunt scheduled for April 16, 2006. Jonathan Cox made a motion to approve the parade/public assembly application pending approval from the Sherriff's department. Mike Sosebee seconded the motion; the motion carried unanimously.

Parade & Public Assembly Application: Steve Holder presented the application on behalf of Arts Council: Art in the Garden scheduled for May 6 and 7, 2006. Jonathan Cox made a motion to approve the parade/public assembly application pending approval from the Sherriff's department. Linda Grant seconded the motion; the motion carried unanimously.

Parade & Public Assembly Application: Steve Holder presented the application on behalf of GRHOF Commission: Car Show & Burn Out scheduled for May 6. City Attorney Dana Miles brought to the council's attention the overlapping of time on the Arts Council's Art in the Garden scheduled for May 6, ending at 4:00 pm and the Car Show & Burn Out scheduled for May 6, starting at 3:00 pm resulting in a two hour overlap. Linda Grant made a motion to approve the parade/public assembly application pending approval from the Sherriff's department. Mike Sosebee seconded the motion; the motion carried unanimously.

Mower Purchase: Steve Holder presented three quotes for new mower to council members. (Quote sheet is attached to minutes.) Staff recommends the purchase be made from Dawsonville Power equipment based on the level of service and the vendor being local to Dawsonville. Council unanimously approved the purchase of the Hustler Super Z mower from Dawsonville Power Equipment. Sosebee/Grant.

## **Public Hearings:**

### Annexation:

Annexation Petition 06-003: James L. and Peggy L. Kent have made a request to annex 3.67 acres of TMP 093-049. The subject property is located at 2364 Perimeter Road. The property is currently zoned R-1 and will be PUD upon annexation. (Second hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Jonathan Cox made a motion to approve the second reading of the ordinance. Mike Sosebee seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 06-004: Michael & Deborah Huggard have made a request to annex that portion of their 3.01 lot which is not a part of the incorporated city limits, TMP D06-022. The subject property is located at 257 Allen Street. That portion of the subject property which is located in the County is zoned R-1 and will remain R-1 upon annexation. (Second hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Jonathan Cox made a motion to approve the second reading of the ordinance. Mike Sosebee seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 06-005: William Leroy Bearden has made a request to annex 7.994 acres of TMP091-005. The subject property is located at 515 Hwy. 136 West. The property is currently zoned R-A and will be R-1 upon annexation. (First hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Mike Sosebee made a motion to approve the first reading of the ordinance. Linda Grant seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 06-006: Lyndon West has made a request to annex 26.904 acres of TMP 091-003. The subject property is located at 334 Hwy. 136 West. The property is currently zoned R-A and will be R-1 upon annexation. (First hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Linda Grant made a motion to approve the first reading of the ordinance. Mike Sosebee seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 06-007: Warren H. & Emily R. Pennington have made a request to annex 3.00 acres of TMP 091-006.001. The subject property is located at 273 Highway 136 West. The property is currently zoned R-1 and will remain R-1 upon annexation. (First hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Jonathan Cox made a motion to approve the first reading of the ordinance. Linda Grant seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 06-008: David Bearden has made a request to annex 2.61 acres of TMP 091-006. The subject property is located at 237 Hwy. 136 West. The property is currently zoned R-1 and will remain R-1 upon annexation. (First hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Linda Grant made a motion to approve the first reading of the ordinance. Jonathan Cox seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 06-009: Jerry Gibson has made a request to annex 00.25 acres of TMP 091-061. The subject property is located at 2001 Hwy. 9 North. The property is currently zoned R-1 and will remain R-1 upon annexation. (First hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Mike Sosebee made a motion to approve the first reading of the ordinance. Jonathan Cox seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 06-010: Jerry Gibson has made a request to annex 4.719 acres of TMP 091-007. The subject property is located at 2001 Hwy. 9 North. The property is currently zoned R-1 and will remain R-1 upon annexation. (First hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Jonathan Cox made a motion to approve the first reading of the ordinance. Mike Sosebee seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 06-011: Jerry Gibson has made a request to annex 2.95 acres of TMP 091-008. The subject property is located at 2049 Hwy. 9 North. The property is currently zoned R-1 and will remain R-1 upon annexation. (First hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Jonathan Cox made a motion to approve the first reading of the ordinance. Mike Sosebee seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 06-012: Jeff and Angie Cantrell have made a request to annex 1.134 acres of TMP 091-007.001. The subject property is located at 16 Park Ave. The property is currently zoned R-1 and will remain R-1 upon annexation. (First hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Mike Sosebee made a motion to approve the first reading of the ordinance. Jonathan Cox seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 06-013: Etrulya Gibson has made a request to annex 1.262 acres of TMP 091-055. The subject property is located at 100 Park Ave. The property is currently zoned R-1 and will remain R-1 upon annexation. (First hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Jonathan Cox made a motion to approve the first reading of the ordinance. Mike Sosebee seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 06-014: Craig and Lisa Hester have made a request to annex 3.03 acres of TMP 091-009. The subject property is located at 238 Hwy. 136 West. The property is currently zoned R-A and will be zoned R-1 upon annexation. (First Hearing).

Dana Miles opened the public hearing for zoning and annexation. There being no public comment the public hearing was closed. Jonathan Cox made a motion to approve the first reading of the ordinance. Mike Sosebee seconded the motion; the motion carried unanimously.

Annexation

To hear Annexation Petition 06-015: Lyndon West has made a request to annex 29.883 acres of TMP 091-010. The subject property is located at 2279 Hwy. 9 North. The property is currently zoned R-A and will be R-1 upon annexation. (First hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Jonathan Cox made a motion to approve the first reading of the ordinance. Linda Grant seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 06-016: Clint Hulsey has made a request to annex 5.00 acres of TMP 091-041. The subject property is located at on Hwy. 136. The property is currently zoned R-1 and will remain R-1 upon annexation. (First hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Jonathan Cox made a motion to approve the first reading of the ordinance. Linda Grant seconded the motion; the motion carried unanimously.

Rezone:

To hear Rezone Request ZA-2-06-1258: Dida Spicer has requested a Zoning Map Amendment for TMP 93-73 consisting of 0.684 acres, also known as 868 Hwy. 9 South. The property is currently zoned R-1 and is requested to be O (Office District). Mr. Holder stated the Planning Commission recommended approval.

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Jonathan Cox made a motion to approve the first reading. Mike Sosebee seconded the motion; the motion carried unanimously.

Rezone:

Steve Holder explained that Item (P) on the agenda was a carry over from last months City Council meeting and had already been heard and approved.

**Mayors Report:**

Mayor Cox requested that the May City Council meeting will be moved from May 1, 2006 to May 8, 2006. The reason for the change is to accommodate the May 2, 2006 bid opening for two separate bids: Burt Creek Pump Station and the Sewerage System Improvements. These bids will be opened on May 2; following the bid opening Turnipseed

Engineering will qualify the bids. The bids will be presented the May 8, 2006 meeting for ratification. Mayor Cox also stated there will likely be a called meeting sometime in May to ratify the bonds for the Land Application System grant.

Mike Sosebee made a motion to approve the change is to accommodate the May 2, 2006 bid opening. Jonathan Cox seconded the motion; the motion carried unanimously.

Mayor Cox reported that he had received a letter from Scott Wallace where he has asked for an ISO rating change for the City and County. If this is changed it should lower everybody's insurance rates.

Mayor Cox reported that he had asked the Governor for some money to help purchase the artifacts for the Georgia Racing Hall of Fame. The Mayor received notification from Representative Amos Amerson that the City was designated 30,000 for the purchase of said artifacts for the Hall of Fame.

Mayor Cox reported that the sale of Old City Hall; the old Fire Station and three roads has been completed. The proceeds from the old City Hall and Fire Station will go towards improvements or pay it on the note for the new building. The other funds will go towards other capital projects in the works.

**Adjournment:**

There being no further business to attend to, a motion was made by Jonathan Cox to adjourn the meeting at 7:58 p.m. Mike Sosebee seconded the motion; the motion carried unanimously.

Minutes approved this \_\_\_\_\_ day of May, 2006.

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Joe Lane Cox, Mayor

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Councilmember Jonathan Cox

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Councilmember Linda Grant

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Councilmember Mike Sosebee

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Councilmember Mike Wilson

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