

City of Dawsonville
September 11, 2006
7:00 p.m.
Regular Meeting of the City Council

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

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

Roll Call: Those present were Mayor Joe Lane Cox, Council Members Jonathan Cox, Linda Grant, Mike Wilson and Mike Sosebee, Kim Cornelison, Steve Holder and Dana Miles.

Approval of Minutes:

Council unanimously approved the adoption of the August 7, 2006 regular meeting and the August 28, 2006 called meeting. Grant/Wilson.

Council unanimously approved the amended agenda including adding the water and sewer agreements between the City and Etowah Water and Sewer Authority.

Old Business:

Downtown Development Authority request to fund Better Hometown position: Mayor Cox asked the Council to approve funding this as a part-time position in 2007. Jonathan Cox stated that if the council desires to go forth with the Better Hometown designation then a position is required. Council unanimously approved funding this position. Sosebee/Wilson.

Maple Street speeding issue: Steve Holder addressed the Council stating that since the deadline for the Comprehensive Plan has been moved back, it will now allow him time to do a more extensive transportation plan for the City. This time concession will allow the City time to evaluate where sidewalks and the widening of several streets; Maple Street being one of them. The Sheriff has helped with patrol and has put the speeding warning sign was posted in excess of seven days. Residents have reported that more patrol cars have been through the area. Council unanimously approved the Planning Director's proposal. Grant/Wilson.

Water Agreement with EWSA: Dana Miles presented the latest agreement approved by the board of EWSA. Mr. Miles stated that the changes do not appear substantial but requested the Council approve authorizing the Mayor to execute the agreement subject to legal review. Council unanimously approved the agreements subject to legal review. Cox/Grant.

Sewer Service Area Agreement with EWSA: Dana Miles presented the latest agreement approved by the board of EWSA. Mr. Miles again stated that the changes do not appear to be substantial but requested the Council approve authorizing the Mayor to execute the agreement subject to legal and staff review to verify the legalities of the contract and the

service area map that is included. Council unanimously approved Mr. Miles recommendation. Cox/Grant.

New Business:

Parade and Public Assembly Application: GRHOF Commission Smokin' Thunder Car Show & Burn Out Show and Community Yard Sale – October 7, 2006. Kim Cornelison presented the application to the Council stating that a resident of Maple Street did call in with a complaint regarding the noise and pollution generated by the burnout. The citizen stated that the smell forced her indoors. The City Clerk then stated that the application has not been presented to the Sheriff or Fire Marshall and requested conditional approval based upon those items being satisfactorily approved by them. Council unanimously granted conditional approval. Sosebee/Wilson.

Parade and Public Assembly Application: GRHOF Commission Smokin' Thunder Car Show & Burn Out Show and Community Yard Sale – November 4, 2006. Kim Cornelison presented the application to the Council; Annie Dean Samples clarified that the application was only for a community yard sale – there was no car show or burnout show planned for November. The Clerk spoke about her concern regarding infrastructure being moved on the property abutting City Hall. Mayor Cox announced that machinery will be moving in next week to start relocation of the road and sewer lines; this will necessitate the removal of some of the parking lot lighting. They intend to have the street graveled by the Moonshine Festival. Steve Holder added that the contractor has offered to provide the signage to detour the traffic to the back entrance. The Clerk asked for approval stating this would not need to go before the fire marshal or sheriff. Council unanimously approved the application. Grant/Wilson.

Zoning Map Adoption (incorporates previously approved annexed properties): Steve Holder presented a zoning map that reflects the city boundary and the previous annexations that were finalized through August of 2006. Mr. Holder asked the council to ratify the new map. Council unanimously approved adoption of the Zoning Map incorporating all of the latest annexations. Wilson/Cox.

Cash Account Status Report – Kim Cornelison: City Clerk Kim Cornelison presented the Council with a spreadsheet showing the current cash accounts stating that when she started at the City there were twenty-five cash accounts. The City did not need that many cash accounts and she has condensed them down to twelve accounts. Included in the spreadsheet are two savings accounts for the cemeteries and two certificates of deposits. The Clerk opened new checking accounts transferring the funds from the two savings accounts which were only drawing .5 percent interest; the new checking accounts will draw 4.0 percent interest. The clerk asked the council to approve the closing of the two savings accounts and opening of the two interest bearing checking. Council unanimously approved the closing of the savings accounts and opening of the interest bearing checking accounts. Grant/Wilson.

Budget Amendments – Kim Cornelison: City Clerk presented a spreadsheet outlining the budget verses actual expenses from January 1 through September 8, 2006. The clerk explained that budget is good shape, however some amendments were necessary to

cover expenditures authorized in executive session as well as for areas that have gone over budget and to reduce some line items as they are not being spent. Towards the end of the year there will be more budget amendments to cover any adjustments needed at that time. Council unanimously approved the budget amendments. Cox/Grant.

Housing projects/Housing Authority: Steve Holder addressed the Council stating that the City has an opportunity to collaborate with Dawson County High School construction class on a housing project. Representing the high school was Mr. Neil Harrison. In an effort to provide affordable housing in the City, the idea was initiated to determine if the City could purchase the house that is built every year by the construction class for the next four years. The house could be placed on the City owned lots on Flat Creek Drive and could be a lease/purchase to a qualified family. Mr. Holder asked the opinion of the Mayor, Council and City Attorney as to whether this concept should be explored further. Linda Grant asked how much the house would cost. Steve Holder explained that the costs would vary depending upon materials costs. He asked that a certain figure be provided as profit so that the school could purchase more equipment and materials for the students. He also stated that there is almost a year to move on this concept.

Mayor Cox stated that the City would have to form a Housing Authority to handle that. Dana Miles stated that there are a couple issues from a legal perspective that would need to be examined. One issue being the need to build the house at the school and then move it on to the City's lot. Another issue is created by making it subsidized or Section 8 type housing and if it is going to be rental or purchase creates a different legal issue because the City cannot sell something for less than market value. A housing authority could rent to qualified individuals. Mr. Miles stated some research would be prudent to determine if there are any Housing and Urban Development Grants available to offset the costs of acquiring the house. Council came to a unanimous consensus that Steve Holder and Dana Miles look further into the project to determine the feasibility for the future. Cox/Wilson.

Parade and Public Assembly Application: DCHS Homecoming Parade, October 5, 2006: Kim Cornelison presented the application stating that the Sheriff has provided his response and that the Fire Marshal's response is still outstanding. She further stated that the application just recently received and still needs Georgia Department of Transportation approval. The Clerk asked for conditional approval contingent upon approval from GDOT and the Fire Marshal. Council unanimously granted conditional approval. Cox/Wilson.

Resolution: Ratification of bid for well projects: Mayor Cox presented the bid tabulation on the water lines and well houses for the three new wells. Division one is for the water lines which will connect the wells to the existing lines; Division two is to build two well houses for the well sites. One will be at Pigeon Creek and the other at the Phillips land and will serve both wells drilled at the Phillips site. Division one low bidder was Water Management Systems, Inc. at \$60,008.00; Division two low bidder was Lanier Contracting Company at \$428,000.00. Council unanimously authorized the Mayor to execute the resolution accepting the low bidders. Cox/Grant. A copy of the bid tabulation and resolution are incorporated in these minutes.

GEFA Loan Application– well projects estimated at \$1,000,000.00: The Mayor asked the Council to support authorizing him to make an application for a GEFA loan to implement the water system improvements. A GEFA loan is a good way to acquire a low interest loan. The loan will be less than one million dollars to pay for the well houses, the lines and the expenses we've already paid towards the well development. Council unanimously approved authorizing the Mayor to execute the necessary documents to apply for a GEFA loan estimated at one million dollars. Cox/Grant.

Ratification of RFQ for engineering services on TE Grant project: Downtown Streetscapes Phase 1. Steve Holder instructed the Council regarding the guidelines that Georgia Department of Transportation has instated for Transportation Grant funds. GDOT determines how this money will be spent and what vendors/contractors the City will be allowed to use. The design phase required that a Request for Qualifications be advertised to design our sidewalk plan. The City received three bids which were graded; of the three RFQ submittals, G. Ben Turnipseed Engineering received the highest score and Mr. Holder recommended approval of G. Ben Turnipseed Engineering for the project design phase. Council unanimously approved the recommendation. Cox/Sosebee.

Holiday décor purchase options: Kim Cornelison presented a quote from December Lights for the purchase of the holiday décor previously provided on a rental basis from the same company. December Lights provided several options for purchase. Council discussed the option of renting or purchasing the decorations. Council felt that the labor to maintain, install, and take down the decorations was labor intensive and that there was not enough City staff to adequately cover taking on this project. Council discussed the tree lighting power issues and bulb breakage issues associated with decorating the Christmas Tree. Council unanimously approved renting the pole lights and banners from December lights again this year. Council also approved the purchase of 1000 LED lights for \$1,490.00 to replace the C-9 bulbs that are currently used to light the Christmas Tree. Cox/Grant.

PUBLIC HEARINGS:

Ordinances:

To hear an ordinance to amend the zoning ordinance of the City of Dawsonville, Georgia, to provide for an additional land use classification known as "AP" to provide for a mechanism to alter land use classifications, to provide for an effective date, and for other purposes. (First reading).

Steve Holder presented the ordinance to the Council acknowledging that the Planning Commission recommended approval. Dana Miles opened the public hearing stating the purpose of the ordinance would help to clear up annexation issues with the county where they have issues with the City's zoning classifications. The county claims the City's zoning classifications are not compatible with theirs. This zoning classification would be a mirror image of the county's; therefore the county could not object to zoning classification differences. Keep in mind that the majority of annexations to the City do not have development plans at this time and they try to pick a zoning classification which is most like their county classification. The only exception to this is that the City has no agriculture classification and thereby defaults to R-1.

If after one year a property owner wishes to rezone his property, then he could do so under the City's rezoning ordinance. The ordinance does provide that if after eighteen months a property owner does not rezone then by default the property would be reclassified to R-1.

There being no public comment the public hearing was closed. Council unanimously passed the first reading of the ordinance. Sosebee/Wilson.

Annexations and rezones:

To hear Annexation Petition ANX06-020: Calvary Baptist Church has made a request to annex 2.056 acres of TMP 82-17.001. The subject property is located on Howser Mill Road, Dawsonville, GA. The property is currently zoned R-1 and will remain R-1 upon annexation. (First hearing).

Steve Holder read the annexation petition. Kim Cornelison reported that the City has received a notice of no objection from Joey Homans, County Attorney, on behalf of the Dawson County Board of Commissioners. Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Council unanimously approved the first hearing of the annexation petition. Sosebee/Wilson.

Ordinances:

Ordinance to Amend Section 2.13 (a) of the Charter of the City of Dawsonville to change the compensation paid to the Mayor and City Council Members for their service; and for other purposes. (First hearing).

Dana Miles read the ordinance stating that this ordinance, under Georgia law, would not be effective until after the current term of the council that is presently serving, basically making the salary increase effective January of 2008. In essence you would increase the salary of City Council members elected in 2007 and those currently serving their terms effective January of 2008.

After working with the Georgia Municipal Association, the City Attorney was able to get comparable salary information for similarly sized cities. The Mayor's job is nearly a full-time position. With the current structure, the Mayor runs the day-to-day business and holds regular office hours whereas the job of a councilmember is substantially less time. The recommendation of the City Attorney is to structure compensation from the salary information compiled taking the middle of the salary ranges found. They based the information gathered on the size of the city and the duties of the mayor. The recommendation is to increase council members salary to \$500.00 per month; and increase the Mayor's salary to \$2,000.00 per month. Then \$100.00 per meeting per any specially called council meeting outside of the normal monthly meeting.

The City Attorney opened the public hearing. Sue McCarthy, city resident who lives on Maple Street, addressed the council stating that Dawsonville is a growing city; she felt that the City Manager is a part of that growth and the salary increase was appropriate when

you consider the growth. She feels it is a plus to consider the hiring of a city manager and the increased salaries for the council and mayor.

There being no further public comment the City Attorney closed the public hearing. Council unanimously approved the first reading of the ordinance. Cox/Wilson.

MAYOR'S REPORT:

Georgia Department of Natural Resources – EPD report on Land Application System permit. Report says City compared favorably with results obtained by the EPD Water Quality Laboratory. This means the City passed inspection.

Mills Ford Road was paved today.

There is still a vacancy on the Planning Commission and it would be Linda Grant's appointment. Linda Grant said she would have a nominee by the next meeting.

Mayor Cox announced that the City has finally closed the purchase of the artifacts and collateral goods of the museum. The Georgia Racing Hall of Fame board will move forward with reopening the museum. Mayor Cox asked the members of GRHOF in attendance for an inventory of the museums items.

PUBLIC COMMENT:

Annie Dean Samples thanked the Council for their help in settling the issues of the museum artifacts. She also reported that Vintage Oval Racing, a magazine out of California, is writing an article about the museum, the inductee process and the Moonshine Festival.

Sue McCarthy addressed the Council with a concern she has regarding the burnout. She is concerned about the emissions created by the burnout. She asked the Council to look at this no longer allow the burnouts to continue or to move it to a location that is not so populated.

Mayor Cox stated that the burnouts will end after the October 7th Smokin Thunder Car Show and Burnout Show. The parking lot is soon to be cut into several different developments. He also expressed his collaboration with several clubs and the county to purchase property by the landfill for a fairground.

Annie Dean Samples stated that the city does not receive any revenue from the burnout but that it was a fund raiser for the Georgia Racing Hall of Fame Commission.

The Mayor thanked everyone for coming to the meeting.

EXECUTIVE SESSION:

8:00 p.m. Council unanimously voted in favor of convening an executive session for the purpose of discussing pending litigation.

Dana Miles gave a brief update regarding the City of Dawsonville v. Gold Creek case.

It appears that Southern Catholic will soon be deeding their requisite five acres to the City and will be released from the suit. The Tablaks have offered a new proposal to settle the issues of the suit. However, should the proposal work from an engineering perspective, the costs for the City may increase. Council unanimously consented to allow the City Attorney to meet with the Tablaks however no proposals will be accepted if the costs to the City are increased for the project.

At 8:25 p.m. Mike Wilson made a motion to close executive session and reconvene the regular meeting; seconded by Mike Sosebee. The motion carried unanimously.

ADJOURNMENT:

There being no further business to attend to, motion carried unanimously to adjourn the meeting at 8:25 p.m. Wilson/Cox

Minutes approved this _____ day of October, 2006.

Joe Lane Cox, Mayor

Councilmember Jonathan Cox

Councilmember Linda Grant

Councilmember Mike Sosebee

Councilmember Mike Wilson

Attested: _____
Kim Cornelison, City Clerk