

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 20, 2021
5:00 P.M.

1. **CALL TO ORDER:** Mayor Eason called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember John Walden, Councilmember Mark French, Councilmember Caleb Phillips, Councilmember William Illg, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Public Works Operations Foreman Steven McNeal, Utilities Operation Manager Jacob Barr, Planning Director David Picklesimer and Finance Administrator Robin Gazaway.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Councilmember Illg.
4. **ANNOUNCEMENTS:** Mayor Eason wished everyone a Merry Christmas and a Happy New Year. He also announced the meetings in January will be held on the 1st and 3rd Thursdays due to the observance of New Year's Day and Martin Luther King holidays occurring on the 1st and 3rd Mondays of January.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda with the removal of item #9 and to move it to the January 6, 2022 meeting made by made by C. Phillips; second by M. French. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** Robert Howard, 1732 Perimeter Road, Dawsonville – He complimented the City on how easy the process was for him to rezone his property. He stated this was his first interaction with local government and expressed his gratefulness for the help he received.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a, b, c, d, e) made by M. French; second by J. Walden. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting held December 6, 2021
 - Executive Session held December 6, 2021
 - b. Approve Staff Appointments
 - City Manager – Bob Bolz
 - City Clerk and Municipal Court Clerk – Beverly Banister
 - Deputy City Clerk – Tracy Smith
 - c. Approve 2022 Mayor and Council Board Designations and Compensation
Compensation of one meeting per month as designated below when attended:
 - Planning Commission – Caleb Phillips
 - Historic Preservation Commission – Mark French
 - Downtown Development Authority – William Illg
 - Family Connection – John Walden
 - Board of Health – Mark French
 - Animal Control Board – Caleb Phillips
 - Chamber of Commerce – Mayor or Mayor Pro Tem
 - Dawsonville History Museum – Mayor
 - GMA – Mayor or Mayor Pro Tem
 - GMRC – Mayor or Mayor Pro Tem
 - d. Approve 2022 Appointment of Municipal Court Judge Ronald Reemsnyder and Agreement
 - e. Approve Reappointment for Downtown Development Authority Members
 - Kevin Hammond: Term: 01/01/2022 – 12/31/2025
 - Tasha Howell: Term: 01/01/2022 – 12/31/2025
 - Jamie McCracken: Term: 01/01/2022 – 12/31/2025
8. **EMPLOYEE RECOGNITION:** City Manager Bob Bolz introduced John Tatum as the newest Public Works employee. The Mayor and Council recognized Stacy Harris for four years of service. Kyle Richardson received the November Employee of the Month award, Sara Beacham received the December Employee of the Month award, the Employee of the Fourth Quarter and the 2021 Employee of the Year Award.

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BUSINESS

9. Removed from the agenda

10. **ZA-C2200053:** Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

Planning Director Picklesimer read the zoning amendment request.

Motion to approve the zoning amendment request as presented made by C. Phillips; second by M. French. Councilmember Illg expressed his slight hesitation to support the rezoning of the property to residential because he sits on the Downtown Development Authority board and recognizes the need for commercial properties. He is in favor of this request but may not consider future requests. Councilmember Walden agreed. Vote carried unanimously in favor.

11. **ZSP-C2200055:** Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

Planning Picklesimer read the request.

Motion to approve as presented made by C. Phillips; second by M. French. Mayor Eason expressed the desire for Council to consider a rental cap be placed in the covenants for 15% of the properties to be rentals and a hardship exemption with a maximum of twenty-four months. He would also like it to be defined as an active adult community. Attorney Tallant stated an active adult community is defined as 80% of the homes having at least one person who is 55 years of age or older. Councilmember Phillips stated his motion remains as is without the restrictions. Vote carried three in favor (Phillips, French, Walden) with one opposed (Illg).

12. **MAPLE HILL DRIVE DETENTION POND:** Planning Director Picklesimer read the request from two citizens residing on 80 and 91 Maple Hill Drive who petitioned the Council to perform permanent maintenance on the detention pond located on their properties; all the residents on Maple Hill Drive benefit from said detention pond. Attorney Tallant expressed concern about the City agreeing to perform maintenance on property it does not own. First, the precedent it will set and second, violating the gratuities clause which states if the City is going to provide services or goods of any kind it is expected to receive something of like kind in exchange.

Motion to table the request to the January 6, 2022 City Council meeting made by M. French; second by C. Phillips. Attorney Tallant reiterated his concern on the matter restating the City would essentially be providing a service on property it does not own and is not getting anything in return. Mayor Eason stated the lowest estimate to clean the detention pond came in at approximately \$10,000. He further explained there are thirteen properties who contribute to the detention pond but the pond itself is located on only two of the properties and there is no HOA. Councilmember Phillips asked if there was any case law relevant to this situation and asked what the repercussion of the property owners would be if they filled in the detention pond. Attorney Tallant replied there could be concern of liability of the property owners since they would be changing the flow of water causing it to go on someone's property. Vote carried unanimously in favor.

13. **RENEWAL OF 2022 VAPE LICENSES:** Motion to approve the 2022 vape licenses as presented made by C. Phillips; second by J. Walden. Vote carried unanimously in favor.
14. **2022 PROFESSIONAL SERVICES:** Motion to approve the 2022 Professional Services as presented and to authorize the City Manager to pursue a bid for an Airport Consultant which needs to be issued every five years made by W. Illg; second by J. Walden. Vote carried unanimously in favor. (Exhibit 'A')

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- 15. 2022 MAYOR PRO TEMPORE APPOINTMENT:** Motion to approve Councilmember Walden as the 2022 Mayor Pro Tempore made by C. Phillips; second by W. Illg. Vote carried three in favor (Phillips, Illg, French) with one abstained (Walden)
- 16. Ordinance No. 07-2021:** An Ordinance To Amend The Water And Sewer Ordinance Of The City Of Dawsonville; To Provide For Further Regulation Of Wastewater Suspended Solids, To Provide An Effective Date; And For Other Purposes. (First Reading: December 20, 2021; Second Reading and Consideration to Adopt: January 6, 2022)
- Utilities Operations Manager Jacob Barr read the first reading of the ordinance amendment and explained the changes to the ordinance.

WORK SESSION

- 17. REDISTRICTING PRESENTATION BY FAITH BRYAN:** Faith Bryan from the Georgia Mountain Regional Commission explained the City of Dawsonville has increased in population according to the State by 1,084 making the population of the City 3,838. Using the 2020 Census blocks she updated each post accordingly with the population increase and there was a deviation of higher than ten percent in some areas which is not permitted. Therefore, she had to redistrict some of the areas by census blocks to balance the population increase to alleviate the ten percent deviation. She utilized the 94-171 2020 Census Date Redistricting File to prepare the proposed map.

Attorney Tallant stated the City can proceed with adopting the new redistricting map through a Charter Amendment. It will not require legislative approval from the State.

- 18. ZONING ORDINANCE ARTICLE VIII, SECTION 802 – BUFFER REQUIREMENTS:** Planning Director Picklesimer explained the request to move forward with an ordinance amendment regarding buffer requirements.

Motion to approve moving forward with the ordinance amendment made by W. Illg; second by J. Walden. Vote carried unanimously in favor.

- 19. ZONING ORDINANCE ARTICLE IX, SECTION 917 – EXPIRATION OF CONDITIONAL USE, VARIANCE AND ZONING APPROVAL:** Planning Director Picklesimer explained the request to move forward with an ordinance amendment regarding sunset laws.

Motion to approve moving forward with the ordinance amendment made by J. Walden; second by W. Illg. Vote carried unanimously in favor.

- 20. OPEN ANNEXATION DISCUSSION:** Mayor Eason explained the City has offered an open annexation period twice in the past in order to attempt to clean up the islands in the City. This will enable citizens to annex their property at no cost; he is requesting Council to consider another period of time for open annexation. Short discussion occurred.

Motion to approve an open annexation period from now through April 30, 2022 made by W. Illg; second by M. French. Vote carried unanimously in favor.

STAFF REPORTS

- 21. BOB BOLZ, CITY MANAGER:** City Manager Bolz provided his report in the agenda packet and reported the leak adjustment for the month was \$1913.19; the DCHS took in 300 cans for our food barrel, and he also stated COVID numbers are on the rise. Mayor Eason commented on the amount of the leak adjustment; Bolz stated it was for three separate properties.
- 22. ROBIN GAZAWAY, FINANCE ADMINISTRATOR:** Financial reports representing fund balances and activity through November 30, 2021 were provided in the agenda packet. No questions from Council.


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ADJOURNMENT:

At 5:45 p.m. a motion to adjourn the meeting was made by J. Walden; second by W. Illg. Vote carried unanimously in favor.

Approved this 20th day of January 2022


By: CITY OF DAWSONVILLE



Mike Eason, Mayor



Caleb Phillips, Councilmember Post 1




William Illg, Councilmember Post 2



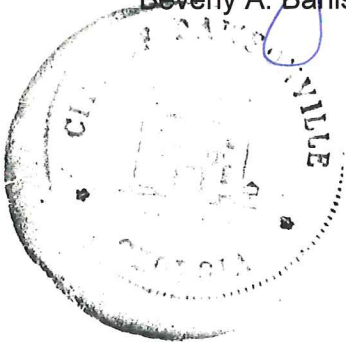
John Walden, Councilmember Post 3



Mark French, Councilmember Post 4

Attested: 

Beverly A. Banister, City Clerk





City of Dawsonville City Council

Mike Eason, Mayor
Caleb Phillips, Councilmember Post #1
William Ilg, Councilmember Post #2
John Walden, Councilmember Post #3
Mark French, Councilmember Post #4

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Robert Bolz
City Manager
Beverly Banister
City Clerk

City of Dawsonville Professional Services for 2022

- City Attorney – Miles Hansford & Tallant, LLC
- Auditor – Alexander, Almand and Bangs, LLP
- Engineer – G. Ben Turnipseed Engineers, Inc.
- Secondary Engineer – Civil Engineering Consultants, Inc.
- City Solicitor – Jonah Howell
- Testing of Wastewater – Environmental Management Services
- Geologist – A& S Environmental Services
- Repair/Installation of Water and Sewer Infrastructure – Townley Construction
- Airport Consultant Engineering Services – Lead Edge Design Group
- Long Term Water Quality Monitoring – Vanasse Hangen Brustlin, Inc. (acquired CCR Environmental, Inc.)