

**MINUTES**  
**CITY COUNCIL REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, December 4, 2023**  
**5:00 P.M.**

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1. **CALL TO ORDER:** Mayor Eason called the meeting to order at 5:02 pm.
2. **ROLL CALL:** Present were Councilmember Mark French, Councilmember Caleb Phillips, Councilmember William Illg, Councilmember John Walden, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utility Director Jacob Barr, Downtown Development Director Amanda Edmondson and Finance Director Robin Gazaway.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Walden.
4. **ANNOUNCEMENTS:** Councilmember Walden reported City Manager Bolz received the EMAG Volunteer of the Year Award from the Emergency Management Association of Georgia. He further stated he was happy to have Mayor Eason back with the Council.
5. **APPROVAL OF THE AGENDA:** Councilmember Walden motioned to remove item #7e from the consent agenda and make it item #17 on the regular agenda.  
  
Motion to approve the agenda as amended made by J. Walden; second by W. Illg. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** Charlie Ziadie, 354 Wood Ridge Trail, Dawsonville, GA – He identified himself as one of the parties making the request to utilize the City's property for parking (Item #10). He provided a brief overview of his personal history and his vision and goals in opening his business downtown.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a - d) made by C. Phillips; second by M. French. Vote carried unanimously in favor.
  - a. Approve Minutes
    - Regular Meeting held November 6, 2023
    - Executive Session held November 6, 2023
  - b. Approve Newly Elected Officials Training for Sandy Sawyer
  - c. Approve FY 2024 Local Maintenance and Improvement Grant (LMIG): ***Approved project to soil cement, repave and repair sidewalks on Maple Street South and to approve 30% match of \$14,008.45 out of SPLOST VII budget; funding will be combined with FY 2023 and FY 2025 LMIG funding.***
  - d. Approve Resolution R2023-08 to Open a OneGeorgia Special Purpose Grant Bank Account (Exhibit "A")
8. **DOWNTOWN DEVELOPMENT AUTHORITY BOARD APPOINTMENTS:** Motion made by J. Walden to approve the following appointments and terms to the Downtown Development Authority Board:
  - Trey Thomas – To fill the unexpired term of Kevin Hammond through 12/31/2025
  - Mary Wright – Four year term: 01/01/2024 to 12/31/2027
  - Dwight Gilleland – Four year term: 01/01/2024 to 12/31/2027
  - Jonathan Campbell – Four year term: 01/01/2024 to 12/31/2027

Second by M. French. Councilmember Illg stated he spoke to both nominees and he appreciates their involvement and believes they will be an asset to the Board. Vote carried unanimously in favor.

**BUSINESS**

9. **CONSIDERATION FOR APPROVAL OF THE FY 2022-2023 AUDIT:** Motion to accept the FY 2022-2023 audit as presented made by M. French; second by W. Illg. Vote carried unanimously in favor.
10. **REQUEST FOR SPECIAL USE OF CITY PROPERTY:** Mayor Eason stated he is recommending tabling the item so the persons requesting the use of the lot have an opportunity to speak with the City's attorney and present their plan for developing a parking lot to be certain it will meet all the requirements of the City ordinances.

Motion to table the item to the December 18, 2023 City Council meeting made by W. Illg; second by J. Walden. Vote carried unanimously in favor.

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- 11. PARKING ON CITY STREETS:** Brief discussion occurred regarding the responses from the HOAs and their attempts to control parking on the streets.

Motion to direct the City Attorney to draft an ordinance to restrict parking on City streets made by C. Phillips; second by M. French. Councilmember French stated he believes it is a public safety issue if emergency vehicles cannot reach a resident's home because of vehicles blocking the road. Vote carried unanimously in favor.

- 12. REQUEST TO MODIFY THE RESTROOMS AT THE DAWSONVILLE HISTORY MUSUEM:** Public Works Director Hansard presented plans on behalf of the museum to modify the existing restrooms in the museum space to create more storage. The plans are in line with code and the modifications will be paid by the Dawsonville History Museum.

Motion to approve the modification to the Dawsonville History Museum restrooms as presented made by M. French; second by C. Phillips. Vote carried unanimously in favor.

- 13. LEASE AGREEMENT BETWEEN THE CITY OF DAWSONVILLE AND THE STATION HOUSE RESTAURANT INC:** Motion to table the item to the December 18, 2023 City Council meeting made by W. Illg; second by J. Walden. Vote carried unanimously in favor.

- 14. REQUEST TO MODIFY GRANDADDY MIMMS LEASE AGREEMENT:** Public Works Director Hansard explained they are diligently working on the buildout and are on schedule to have it seventy-five percent completed by the end of January; he recommends modifying their lease terms to start on February 1, 2024.

Motion to modify the lease terms for Grandaddy Mimms to start on February 1, 2024 made by J. Walden; second by M. French. Vote carried unanimously in favor.

- 15. ORDINANCE NO. 08-2023: AN ORDINANCE TO AMEND THE INFRASTRUCTURE DEDICATION ORDINANCE OF THE CITY OF DAWSONVILLE, GEORGIA, TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES (FIRST READING: NOVEMBER 6, 2023; SECOND READING AND CONSIDERATION TO ADOPT: DECEMBER 4, 2023):**

Motion to approve Ordinance No. 08-2023 as presented made by W. Illg; second by C. Phillips. Vote carried unanimously in favor. (Exhibit "B")

- 16. ORDINANCE NO. 09-2023: AN ORDINANCE TO AMEND THE PARKING ORDINANCES OF THE CITY OF DAWSONVILLE, GEORGIA, TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES (FIRST READING: NOVEMBER 6, 2023; SECOND READING AND CONSIDERATION TO ADOPT: DECEMBER 4, 2023):**

Motion to approve Ordinance No. 09-2023 as presented made by J. Walden; second by M. French. Vote carried unanimously in favor. (Exhibit "C")

- 17. APPROVE TO RATIFY CHANGES TO THE AGREEMENT WITH THE DAWSONVILLE HISTORY MUSUEM:** City Manager Bolz informed the City Council that the scope of work on the original agreement previously approved had been changed from an outdoor patio area to modify their restrooms, add racing car simulators and improve their audio/video capabilities. Councilmember Walden requested that any cost over the amount of the grant incurred as a project overage will be paid for by the Dawsonville History Museum.

Motion to (1) approve to ratify the modification to the agreement with the Dawsonville History Museum; (2) to not have the City absorb any costs above the total grant amount from OneGeorgia for the projects at the Dawsonville History Museum and (3) to approve the bid packages for the simulators, the iRacing gaming and audio packages and the audio/video upgrades made by J. Walden; second by M. French. Vote carried unanimously in favor.

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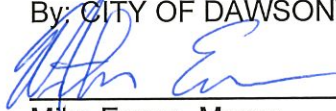
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**JOURNMENT**

At 5:34 p.m. a motion to adjourn the meeting was made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

***Approved this 18<sup>th</sup> day of December 2023***

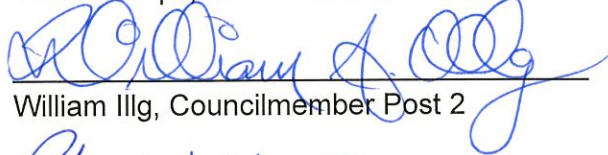
By: CITY OF DAWSONVILLE



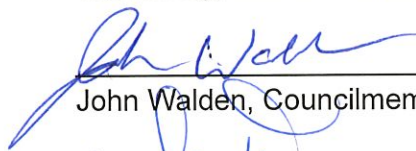
Mike Eason, Mayor



Caleb Phillips, Councilmember Post 1



William Illg, Councilmember Post 2

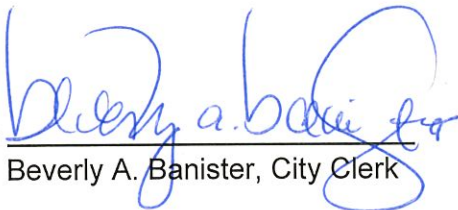


John Walden, Councilmember Post 3



Mark French, Councilmember Post 4

Attest:



Beverly A. Banister, City Clerk

**RESOLUTION R2023-08**

**A RESOLUTION OF THE CITY OF DAWSONVILLE, GEORGIA ESTABLISHING A  
BANK ACCOUNT FOR ONEGEORGIA SPECIAL PURPOSE GRANT**

**WHEREAS**, the City of Dawsonville and the Dawsonville History Museum have entered into an agreement pertaining to constructing a new exhibit on the premises leased by Dawsonville History Museum;

**WHEREAS**, the City of Dawsonville is applying for a grant from the OneGeorgia Authority on behalf of the Dawsonville History Museum to fund the project and as the grant recipient will be managing the administrative and financial matters of said grant;

**WHEREAS**, the City of Dawsonville does hereby authorize the Mayor or the Mayor Pro-Tem to execute documents to open and/or close checking accounts as needed;

**WHEREAS**, a separate bank account must be established for the purpose of deposits and distributions of the OneGeorgia Authority Grant receipts;

**BE IT THEREFORE RESOLVED** by the Mayor and Council of the City of Dawsonville to open an interest-bearing bank account with United Community Bank for the purpose of deposits and distributions of the OneGeorgia Authority Grant receipts due the City of Dawsonville. The authorized signatures on said account are to be John Walden and Robert Bolz.

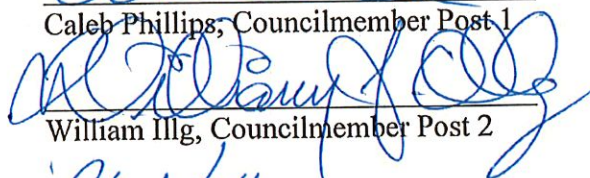
**SO RESOLVED** this 4<sup>th</sup> day of December 2023.



Mike Eason, Mayor



Caleb Phillips, Councilmember Post 1



William Illg, Councilmember Post 2



John Walden, Councilmember Post 3



Mark French, Councilmember Post 4

ATTEST:



Beverly A. Banister, City Clerk



Subject Matter: Infrastructure Dedication  
Date of First Reading: November 6, 2023  
Date of Second Reading: December 4, 2023  
Date of Adoption: December 4, 2023

**ORDINANCE NO. 08-2023**

**AN ORDINANCE TO AMEND THE INFRASTRUCTURE DEDICATION ORDINANCE OF THE CITY OF DAWSONVILLE, GEORGIA, TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES**

WHEREAS, pursuant to Article IX, Section II, Paragraph II of the Constitution of the State of Georgia and Chapter 35 of Title 36 of the Official Code of Georgia, the City Council of Dawsonville is empowered to adopt reasonable ordinances for local government upon matters not governed by general law and which are not inconsistent with the Constitution of the State of Georgia or the Charter of the City of Dawsonville;

WHEREAS, the City of Dawsonville previously enacted a process for private developers to tender their infrastructure to the City of Dawsonville; and

WHEREAS, the process for private developers to tender their infrastructure to the City of Dawsonville has a bonding component and a timing component designed to protect the City from sub-standard or pre-maturely failing infrastructure; and

WHEREAS, delays in the process of construction have created a situation where the City needs additional protection and assurance as to the condition and workmanship of the infrastructure before it is dedicated to the City; and

WHEREAS, the City Council has determined it is in the interests of public health, safety, morals, convenience, order, prosperity, and general welfare of the City of Dawsonville to update the City's Infrastructure Dedication Ordinance to prohibit and provide for penalties for such conduct,

NOW THEREFORE, the governing body of the City of Dawsonville, Georgia, does hereby amend its Infrastructure Dedication Ordinance as follows:

**SECTION I: Infrastructure Dedication**

Subpart B Land Development Regulations, Chapter 101 Land Development Regulations, Section 101-2 of the Dawsonville Code of Ordinances is hereby amended by striking Section 101-2 in its entirety and inserting in lieu thereof a new section 101-2, as follows:

§ Sec. 101-2 Infrastructure dedication.

**(a) Definitions**

- (1) Date of tender: The date upon which the developer tenders the systems for dedication to the City of Dawsonville.

- (2) Deficiency: Any failure of a system to comply with the Development Code.
  - (3) Development Code: The Development Code of the City of Dawsonville, latest edition.
  - (4) Systems: Any road, water, sewer, or stormwater management system which a developer tenders for dedication to the City of Dawsonville.
- (b) Prior to the acceptance of any road, water, sewer, or stormwater management system (hereinafter referred to as "systems") by the City of Dawsonville, the following regulations must be complied with by the developer of said systems:
- (1) At 90 percent build-out of the development under construction, the developer shall tender a dedication of all systems to the City of Dawsonville. The City of Dawsonville shall not accept the dedication of said systems until the later of 15 months after the date of tender by the developer, or 12 months after the final inspection of the system. The City may accept a dedication at a later date, and nothing in this section shall be construed to obligate the City to accept a dedication at any time.
  - (2) At 20 percent build-out of the development under construction, the developer shall post a maintenance and performance bond for the road, water, sewer, and stormwater management systems in the development equal to 20 percent of the value of the systems. The value of the systems as referred to in this subparagraph shall be the total cost of construction of said systems as determined by the city based upon information provided by the developer and/or the city engineer, including both materials and labor, as required to comply with the development code.
  - (3) During the time between the date of tender by the developer and the acceptance of the dedication by the City of Dawsonville, the developer shall have the responsibility to maintain and repair the systems and shall maintain and repair the systems so as to comply with the Development Code. In any event, the developer shall maintain and repair the systems so as to comply with the requests of the Director of Development of the City of Dawsonville.
  - (4) Between the 50th and 52nd week after the date of tender, the City of Dawsonville shall inspect the systems to ensure compliance with the Development Code. For the purposes of this ordinance, this inspection shall be the "final inspection" referred to in § 101-2(b)(1).
  - (5) To the extent that said inspections reveal any deficiencies in the systems tendered by the developer, the developer shall have until the 15th month after the date of tender to cure the deficiencies. If the deficiencies are not



cured by the developer, the City of Dawsonville shall have the right to call the maintenance bond and repair the facilities prior to the acceptance of dedication.

- (6) Should the maintenance bond prove to be insufficient to bring the systems up to compliance with the Development Code, or should it be determined that the systems cannot, for whatever reason, be expected to comply with the Development Code, the City of Dawsonville is not obligated to accept a dedication of systems by a developer.
- (7) The City of Dawsonville shall have the right to accept any or all of the systems tendered by the developer with or without the other systems so tendered being accepted. By way of example, after tender of road, water, sewer and stormwater management systems by a developer, the City of Dawsonville may, in its discretion, elect to accept only one of the systems, a combination of the systems, all of the systems, or none of the systems.

## SECTION II: Incorporation and Repealer

Except as modified herein, the remainder of the Infrastructure Dedication Ordinance of the City of Dawsonville is affirmed and incorporated herein. All laws and parts of law in conflict with this enactment are hereby repealed.

## SECTION III: Effective Date

This ordinance shall be effective the day following its passage by the City Council of Dawsonville.

SO ADOPTED AND ORDAINED by the City Council of Dawsonville, Georgia, this 4 day of December, 2023.

MAYOR AND DAWSONVILLE CITY COUNCIL

By:



Mike Eason, Mayor



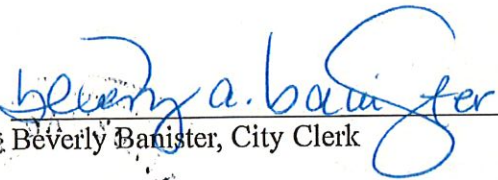
Caleb Phillips, Council Member Post #1

  
William Illg, Council Member Post #2

  
John Walden, Council Member Post #3

  
Mark French, Council Member Post #4

ATTESTED TO BY:

  
Beverly Banister, City Clerk





Subject Matter: Parking  
Date of First Reading: November 6, 2023  
Date of Second Reading: December 4, 2023  
Date of Adoption: *December 4, 2023*

**ORDINANCE NO. 09-2023**

**AN ORDINANCE TO AMEND THE PARKING ORDINANCES OF THE CITY OF DAWSONVILLE, GEORGIA, TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES**

WHEREAS, pursuant to Article IX, Section II, Paragraph II of the Constitution of the State of Georgia and Chapter 35 of Title 36 of the Official Code of Georgia, the City Council of Dawsonville is empowered to adopt reasonable ordinances for local government upon matters not governed by general law and which are not inconsistent with the Constitution of the State of Georgia or the Charter of the City of Dawsonville;

WHEREAS, the City Council is aware that, in various neighborhoods in the City of Dawsonville, parking on public property including on sidewalks has developed to the point that it impedes the flow of pedestrians who would use the sidewalks; and

WHEREAS, when pedestrians are not able to use the sidewalks which were intended for their use, the pedestrians may have to resort to the street, creating a potentially life-threatening situation and increasing the danger to both the motoring and pedestrian public; and

WHEREAS, the City Council has determined it is in the interests of public health, safety, morals, convenience, order, prosperity, and general welfare of the City of Dawsonville to update the City's Parking Ordinance to prohibit and provide for penalties for such conduct,

NOW THEREFORE, the governing body of the City of Dawsonville, Georgia, does hereby amend its Parking Ordinance as follows:

**SECTION I: Parking**

Chapter 13 Traffic and Vehicles, Article IV Parking, Section 13-42 Parking Restrictions, of the Dawsonville Code of Ordinances is hereby amended by striking Section 13-42 in its entirety and inserting in lieu thereof a new Section 13-42 as follows:

§ Sec. 13-42 Parking restrictions.

(a) A parked vehicle in any parking space or parking area on public property shall be allowed to remain in said parking space or area until 9:00 a.m. on the day following the date the vehicle was parked in the parking space or area. Moving a vehicle from one parking space to another in the same parking area or parking lot, or to another parking area of the city, shall be considered the same as leaving the vehicle in the same parking space. For any vehicles left in a parking lot or parking area beyond the 9:00 a.m. deadline described, the city may utilize nonconsensual towing to remove the vehicles at the owner's expense.

(b) The city may designate certain parking spaces as having a maximum time limit of two hours by proper signage. The city may utilize nonconsensual towing for any vehicles parked in designated parking spaces beyond the maximum time limit at the expense of the owner.

(c) Other parking areas and time limits may be added to this article by resolution of the council. Signage designating time limits in parking areas shall be erected by the city. The absence of a sign in a specific area shall not invalidate any portion of this article.

(d) Authorized and unauthorized purposes. Parking in city parking spaces or areas is permitted for the purpose of attending social events, city events, visiting offices and businesses, frequenting city facilities, including leased facilities, and for attendance at court and governmental functions. Use of city parking spaces or areas is not permitted for storage of vehicles, nor is it permitted for commercial purposes unless approved, in writing, by the city manager or his designee.

(e) Parking on sidewalks. No person shall park a vehicle entirely or partially within any sidewalk located (1) on public property, including but not limited to public rights of way, or (2) within a residential area regardless of the public or private nature of the sidewalk at issue.

(f) Penalties and enforcement.

(1) Citations and fines - Time: The owner of a vehicle parked in a designated parking space in violation of the time limits shall receive a citation issued by the code enforcement officer or by any law enforcement officer.

a. The fine shall be \$25.00 for each two-hour violation for any parking space with a two-hour time limit.

b. For all other parking areas, the fine shall be \$100.00 per day, starting at 9:01 a.m. the day following the date the vehicle was parked until it is removed either by the owner or through nonconsensual towing.

c. The violator may pay the fine at city hall, or may contest the citation at city municipal court.

(2) Citations and fines - Unauthorized purpose: The owner of a vehicle parked in a city parking space or area for an unauthorized purpose shall receive a citation issued by the code enforcement officer or by any other law enforcement officer, the fine for which shall be \$100.00 for each day that the violation continues.



(3) Citations and fines - Parking on sidewalks: The owner of a vehicle parked on a sidewalk in violation of this section shall receive a citation issued by the code enforcement officer or by any other law enforcement officer, the fine shall be \$100.00 for each day that the violation continues.

(4) Nonconsensual towing: Pursuant to the towing and removal procedures described herein, vehicles parked in violation of this code may be removed and stored in lieu of or in addition to issuance of a citation and fine.

(5) Any costs incurred by the city in enforcing this article shall be added to the court costs and paid in conjunction with fines assessed.

## SECTION II: Incorporation and Repealer

Except as modified herein, the remainder of the Parking Ordinance of the City of Dawsonville is affirmed and incorporated herein. All laws and parts of law in conflict with this enactment are hereby repealed.

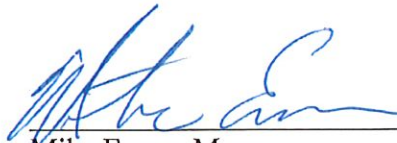
## SECTION III: Effective Date

This ordinance shall be effective the day following its passage by the City Council of Dawsonville.

SO ADOPTED AND ORDAINED by the City Council of Dawsonville, Georgia, this 4 day of December, 2023.

MAYOR AND DAWSONVILLE CITY COUNCIL

By:

  
Mike Eason, Mayor

  
Caleb Phillips, Council Member Post #1

  
William Illg, Council Member Post #2



  
John Walden, Council Member Post #3

  
Mark French, Council Member Post #4

ATTESTED TO BY:

  
Beverly A. Banister, City Clerk