

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, March 20, 2023
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 Caleb Phillips, Councilmember William Illg, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utility Director Jacob Barr, Finance Administrator Robin Gazaway, Director of Downtown Development Amanda Edmondson. Stacy Harris and Clay Moss were also present from the Planning & Zoning Department.

Councilmember French was not present at the meeting.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Illg.
4. **ANNOUNCEMENTS:** Mayor Eason announced the first Food Truck Friday will take place on May 5, 2023 at the Farmer's Market Pavilion and the Amicalola Regional Farmer's Market will have their opening day on April 29th starting at 8:00 a.m.
5. **APPROVAL OF THE AGENDA:** Motion to amend the agenda by adding item #18 Consideration of Fee Waiver for ZA-C2300078 and VAR-C2300077 made by C. Phillips; second by W. Illg. Vote carried unanimously in favor. Motion to approve the agenda as amended made by W. Illg; second by J. Walden. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** None
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a - b) made by J. Walden; second by W. Illg. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting held March 6, 2023
 - Executive Session held March 6, 2023
 - b. Approve Amended SAFEbuilt Contract
8. **EMPLOYEE RECOGNITION:** The Mayor and Council welcomed Hunter Simmons as the City's newest employee; Stacy Harris was recognized for earning the GACE Level One Code Enforcement certificate; Tony Seabolt received a two-year service award and the February 2023 Employee of the Month Award.
9. **PROCLAMATION: EMPLOYEE APPRECIATION MONTH:** Mayor Eason read the proclamation and thanked the City's employees for their commitment and hard work.

BUSINESS

10. **ZA-C2300078:** Sherry Phillips has petitioned a zoning amendment for TMP D02 013, Located at 129 Stegall Place from R-2 (Single-Family Residential District) to RMM (Residential Manufactured/Moved). Public Hearing Dates: Planning Commission on February 13, 2023 and City Council on March 6, 2023. City Council for a decision on March 20, 2023.

Stacy Harris read the zoning amendment request.

Motion to approve ZA-C2300078 as presented made by C. Phillips; second by W. Illg. Vote carried unanimously in favor.

PUBLIC HEARING

11. **VAR-C2300077:** Sherry Phillips has requested a variance for mobile home placement on less than the required 3-acre minimal lot size for TMP D02 013, Located at 129 Stegall Place. Public Hearing Date: Planning Commission on February 13, 2023, and City Council on March 20, 2023. City Council for a decision on March 20, 2023.

Stacy Harris read the variance request. Motion to open the public hearing made by J. Walden; second by C. Phillips. Vote carried unanimously in favor. Mayor Eason conducted the public hearing. The following person spoke in favor of the request:

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- Sherry Phillips, 129 Stegall Place, Dawsonville – Ms. Phillips stated she is asking the Council to consider her request to place a mobile home on less than the required acreage. She had moved away to take care of her mother and is ready to return to Dawsonville; she wants to replace the existing dilapidated mobile home with a new one.

No one spoke in opposition to the request. Motion to close the public hearing made by W. Illg; second by J. Walden. Vote carried unanimously in favor.

Motion to approve VAR-C2300077 made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

- 12. ZA-C2300085:** Kevin Lalani has petitioned a zoning amendment for TMP D03 056, Located at 514 Academy Ave from CBD (Central Business District) to TB (Town Business District). Public Hearing Dates: Planning Commission on March 13, 2023, and City Council on March 20, 2023. City Council for a decision on April 17, 2023.

Stacy Harris read the zoning amendment request. Motion to open a public hearing made by W. Illg; second by C. Phillips. Vote carried unanimously in favor. Mayor Eason conducted the public hearing. No one spoke in favor of or opposition to the request. Motion to close the public hearing made by C. Phillips; second by W. Illg. Vote carried unanimously in favor.

WORK SESSION

- 13. IMPACT FEE STUDY PRESENTATION:** Adam Hazell from the Georgia Mountain Regional Commission (GMRC) provided an overview of the impact fee study the GMRC developed for consideration of implementing impact fees in the City. Mayor Eason thanked Adam for the work done in preparing the study and stated the City Council would consider developing the committee as required at the next City Council meeting and should the City approve adopting impact fees the Council will direct the City Attorney to develop the ordinance.
- 14. GEORGIA ONE FUND GRANT FOR DAWSONVILLE HISTORY MUSEUM:** Mayor Eason reported that Senator Gooch worked with the Governor's office regarding a grant for the Dawsonville History Museum. They anticipate receiving additional information in the near future and the City will be required to administer the grant; a contract will need to be developed and approved for the joint venture.
- 15. DOWNTOWN DEVELOPMENT UPDATE:** Director Edmondson provided an overview of the recent projects in development for promotion of the downtown. These included the development of downtown branding, a DDA advertising campaign utilizing pamphlets and billboard advertising with business participation and contributions, the development of a downtown website, banners to be placed throughout Main Street Park and downtown light fixtures, the development of business welcome packets and various other project management.

STAFF REPORTS

- 16. BOB BOLZ, CITY MANAGER:** City Manager Bolz stated his report was provided in the packet for the Council's review. He also mentioned the City has held two successful Comprehensive Plan steering committee meetings and the third one is scheduled for April 13, 2023 at 5:30 pm and lastly, the water leak adjustment total for the month was \$419.02. Mayor Eason pointed out that Kristy Moore from the Dawson County High School who is in the audience has been working with City Manager Bolz regarding the work based learning program.
- 17. ROBIN GAZAWAY, FINANCE ADMINISTRATOR:** Finance Administrator Gazaway presented the financial reports representing fund balances and activity through February 28, 2023.

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ADDITIONAL BUSINESS

- 18. CONSIDERATION OF FEE WAIVER FOR ZA-C2300078 AND VAR-C2300077:** Motion to waive the application fees for ZA-C2300078 and VAR-C2300077 in the amount of \$781.28 made by C. Phillips; second by W. Illg. Vote carried unanimously in favor.

EXECUTIVE SESSION

At 5:44 p.m. a motion to close regular session and go into executive session for real estate and potential/pending litigation was made by J. Walden; second by W. Illg. Vote carried unanimously in favor.

At 6:27 p.m. a motion to close executive session was made by C. Phillips; second by W. Illg. Vote carried unanimously in favor.

Motion to resume regular session was made by J. Walden; second by C. Phillips. Vote carried unanimously in favor.

ADJOURNMENT:

At 6:31 p.m. a motion to adjourn the meeting was made by J. Walden; second by W. Illg. Vote carried unanimously in favor.

Approved this 17th day of April 2023

By: CITY OF DAWSONVILLE



Mike Eason, Mayor



Caleb Phillips, Councilmember Post 1



William Illg, Councilmember Post 2



John Walden, Councilmember Post 3

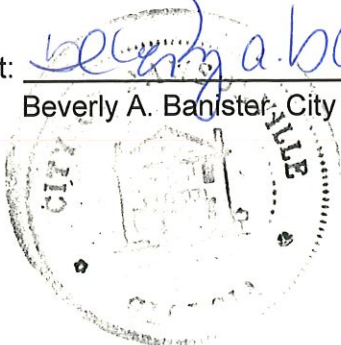


Mark French, Councilmember Post 4

est:



Beverly A. Banister, City Clerk



STATE OF GEORGIA
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor Michael Eason, Councilmember John Walden, Councilmember Caleb Phillips, Councilmember William Illg, and Councilmember Mark French; being duly sworn, state under oath that the following is true and accurate to the best of their knowledge and belief:

1. The City of Dawsonville Council met in a duly advertised meeting on March 20, 2023.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 5:44 p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)

Consultation with the City Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the City or any officer or employee or in which the City or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____;

Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);

Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

Other _____ as provided in: _____.

This 20th day of March 2023; By the City of Dawsonville, Mayor and Council:


Mike Eason, Mayor


Caleb Phillips, Councilmember Post #1


William Illg, Councilmember Post #2


John Walden, Councilmember Post #3

absent
Mark French, Councilmember Post #4

Sworn to and subscribed before me this 20 day of March, 2023.


Signature, Notary Public

My Commission expires: Feb 18, 2024

