

MINUTES
CITY COUNCIL WORK SESSION AND REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 22, 2018, 2018
7:00 P.M.

1. **CALL TO ORDER:** Mayor Mike Eason called the meeting to order at 7:00 pm.
2. **ROLL CALL:** Present were Councilmember Jason Power, Councilmember Mark French, Councilmember Stephen Tolson, Councilmember Caleb Phillips, City Attorney Dana Miles and Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Utilities Director Gary Barr, Public Works Operations Manager Trampas Hansard, Planning Director Robbie Irvin, Finance Administrator Hayden Wiggins, and Human Resource Manager Donna Blanton.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Councilmember Phillips.
4. **ANNOUNCEMENTS:** Mayor Eason explained the addition of times to the Agenda which can be found on the website so that anyone who watches the recording can forward to specific items instead of watching the entire feed.
5. **APPROVAL OF THE AGENDA:** Motion to approve agenda as presented made by M. French; second by C. Phillips. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** No comments from the public.
7. **APPROVAL OF THE MINUTES:** Motion to approve the minutes from the City Council Work Session and Regular Meeting Executive Session held on September 24, 2018 and the Joint Strategic Planning Session held on October 5, 2018 with Dawson County made by J. Power; second by M. French. Vote carried unanimously in favor.

PUBLIC HEARING

8. **ANX C8-00210:** Michael Turner and Myles Montgomery have petitioned to annex into the city limits of Dawsonville the 11.407 acre tract known as TMP 093 006 located at 0 Allen Street. Hearing Dates: Planning Commission – October 8, 2018 and City Council – October 22, 2018 and November 5, 2018.
9. **ZA C8-00210:** Michael Turner and Myles Montgomery have requested a rezone of the 14.175 acres known as TMP 093 006 and TMP 093 007, located at 0 Allen Street from City Zoning of LI (Light Industrial) and County Zoning of RSR (Residential Sub Rural) to City Zoning of R3 (Single Family Residential) Hearing Dates: Planning Commission – October 8, 2018 and City Council – October 22, 2018 and November 5, 2018.

Motion to open the public hearing made by J. Power; second by C. Phillips. Vote carried unanimously in favor. Planning Director Irvin presented the annexation and rezone request. Planning Commission approved the request with the following stipulations:

1. The applicant shall reach an agreement with the City for construction of a joint detention facility and collaborative efforts for the design/construction of a future dog park.
2. There shall be a requirement for two entrances into the subdivision from a traffic safety standpoint; one onto Allen Street and one onto Perimeter Road.
3. There shall be a requirement for inter-parcel pedestrian access to City property.
4. The variance (VAR C-8-00210) is contingent upon the Annexation and Zoning Amendment being approved by Mayor and Council. If the ANX and ZA are not approved, the variance lapses. It shall not apply to either parcel; it is all or nothing.

He also stated the City is in receipt of an objection letter from Dawson County. Councilmember French questioned if the County had been contacted in order to reach a reconciliation regarding the

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objected; he also commented whether or not it would be appropriate to review annexations of this nature with Dawson County prior to being presented to Planning Commission for discussion. Mayor Eason said it could be considered as a future practice on a case by case basis.

Myles Montgomery of 7185 Shady Grove Rd in Cumming Georgia spoke in favor of the annexation and rezone stating he felt it was a good use of the land and the zoning density is less than the Stonewall subdivision located next to the property; they are not asking for anything that hasn't already been done.

Michael Turner of 1090 Oak Haven Drive in Roswell Georgia spoke in favor stating he is willing and available to do whatever is needed to get the agreement in place for the joint detention pond and both his attorney and the City attorney have already been communicating. He also stated he was unaware of the objection letter the City received from the County.

Veronica Goodyear of 29 Stillwater Lane in Dawsonville spoke against the annexation and rezone stating she opposes the high density of homes and that it is not needed in this area.

Councilmember French stated the Council might consider at moratorium on annexations and rezones until an impact study could be done.

Motion to close the public hearing made by J. Power; second by C. Phillips. Vote carried unanimously in favor.

BUSINESS

- 10.** An Ordinance To Provide The Dates And Times On Which Regular Meetings Of The City Council May Take Place; To Provide For Repealer; To Provide An Effective Date; And For Other Purposes (First Reading – September 24, 2018; Second Reading – October 22, 2018)

The second and final reading of the ordinance was read by City Attorney Dana Miles.

Motion to approve the ordinance as presented by S. Tolson; second by J. Power. Vote carried unanimously in favor. (Exhibit "A")

- 11.** ZA C8-00199: Hardeman Communities Inc. has requested a PUD site plan change for TMP 083 026, located at 128 Creekstone Drive, consisting of 48.48 acres. Hearing Dates: Planning Commission – September 10, 2018 and City Council – September 24, 2018

Planning Director Irvin presented and read the rezone request. Motion to approve ZA C8-00199 as presented made by J. Power; second by C. Phillips. Vote carried unanimously in favor.

- 12. EMPLOYEE RECOGNITION:** City Manager Bolz and Mayor Eason presented employee of the month and quarter awards and employee service awards as listed below:

EMPLOYEE OF THE MONTH

January	Blake Croft	June	Hayden Wiggins
February	Hayden Wiggins		Stacy Harris
March	Stacy Harris	July	Nalita Copeland
April	Levi Foulks	August	Tracy Smith
May	Trampas Hansard		Donna Blanton
	Cody Mason	September	Sara Beacham

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EMPLOYEE OF THE QUARTER

First Quarter	Stacy Harris
Second Quarter	Levi Foulks
Third Quarter	Sara Beacham

SERVICE AWARDS

Gary Barr	28 years	Blake Croft	2 years
Sara Beacham	10 years	Donna Blanton	1 year
Trampas Hansard	10 years	Hayden Wiggins	1 year
Jacob Barr	7 years	Levi Foulks	1 year
Nalita Copeland	7 years	Westin Lee	1 year
Beverly Banister	3 years	Tracy Smith	1 year

13. **CONVERT ACCOUNTS PAYABLE POSITION TO FULL-TIME:** Motion to approve converting the accounts payable position to full-time made by M. French; second by J. Power. Vote carried unanimously in favor.
14. **ORGANIZATION CHART:** Motion to approve the organization chart as presented made by M. French; second by C. Phillips. Vote carried unanimously in favor.
15. **NGN WATER TOWER AGREEMENT:** Motion to postpone the item to the November 5, 2018 agenda made by C. Phillips; second by S. Tolson. Vote carried unanimously in favor.
16. **SERVICE DELIVERY STRATEGY AGREEMENT (SDSA):** Motion to approve the approved and signed copy of the Service Delivery Strategy Agreement (SDSA) made by S. Tolson; second by J. Power. Vote carried unanimously in favor.
17. **DAWSONVILLE HAIRCUTTERS – TRANSFER SIGN PERMIT:** Motion to approve the transfer of the sign permit without a fee to a new location made by M. French; second by J. Power. Vote carried unanimously in favor.
18. **RED RIBBON PROCLAMATION:** Mayor Eason read the proclamation into the minutes. Motion to approve the proclamation made by S. Tolson; second by J. Power. Vote carried unanimously in favor.
19. **TSPLOST:** Mayor Eason stated he met with the County and they will soon be voting on TSPLOST; the City will need to determine if they will enter into an intergovernmental agreement on how the funds will be divided and what projects will be attached to the funding. The City would like to have the County use a part of the funds to develop the truck route around the City; however, it is not currently on their project list. Councilmember Tolson stated they are in ongoing discussions with the County regarding this issue. If it goes forward, it will be on the ballot in March.
20. **CHANGE ORDER TO MAIN STREET PARK:** Councilmember Phillips recused himself from any discussion or vote on this item. Motion to approve the change order request to remove and replace bad dirt in area #4 in the amount of \$7,760 to be paid by SPLOST VI made by J. Power; second by S. Tolson. Vote carried 3 in favor (Power, Tolson, French) with 1 recused (Phillips).

WORK SESSION

21. **PLAYGROUND PRESENTATION:** City Manager Bolz presented three playground styles to Council to ask for their feedback on their preference of style.

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- 22. TITLE AD VALOREM TAX (TAVT):** Mayor Eason reported that Dawson County has been paying the City incorrectly for Title Ad Valorem Tax (TAVT) since 2013 as discovered by the current tax commissioner. The City has received the recalculation and a portion of the funds with the balance expected to be paid next month. The total amount due to the City is \$213,256.33.
- 23. COMMERCIAL DEPOSITS FOR WATER ACCOUNTS:** Mayor Eason reported the Council needs to determine the deposits on commercial water accounts as indicated in the ordinance. Currently the water department is collecting the same deposit amount for commercial as for residential. Staff will research using meter size at the property to recommend deposit amounts.
- 24. SPEED ZONE ORDINANCE AMENDMENT:** City Attorney Miles presented and read the 1st reading of the Speed Zone Ordinance Amendment.

An Ordinance To Amend The Current Speed Zone Ordinance Of The City Of Dawsonville, Georgia By Attaching A Revised Exhibit A Based Upon The Latest GDOT Study Of Speeds; And For Other Purposes. (First Reading: October 22, 2018; Second Reading: November 5, 2018)

Second and final reading and vote will be on the November 5, 2018 agenda. Mayor Eason reported we will have an additional request to have GDOT do a speed study on our City streets in which we would like to have the speed enforced.

- 25. FARMERS MARKET AGREEMENT UPDATE:** Mayor Eason reported on receiving the information and agreement from the Chamber of Commerce and the Amicalola Regional Farmer's Market for joint operation of the City's Farmer's Market. Staff has not completed their review of the agreement and no recommendations have been made at this time.

STAFF REPORTS

26. CITY MANAGER, BOB BOLZ

- i. Estimate received from GBT Engineers for the downtown parking and restroom project came in at over \$600,000.00.
- ii. The construction of Main Street Park Phase I is going well; with good weather it might be complete by mid-November.
- iii. Feedback for the Development Regulations was due by October 15th and any suggestions will be submitted to GBT Engineers.
- iv. The winter weather storage facility bid package is being redone and should back next week; it was incorrect and included additional items not required for construction.
- v. Davis Engineers are finalizing the bid package for the Farmer's Market to include grading, paving, restrooms and the pavilion; it is expected to be complete this week.
- vi. The long-range sewage expansion plan is ongoing as GBT Engineers put together the recommendations. The utility department is visiting other sewage plants to determine the type of plant the City desires.
- vii. Food Truck night held on October 5th was the largest crowd to date. The next one will be held November 2nd and the last one of the year will be held with the Christmas Tree lighting on December 1st.
- viii. Working on developing an ordinance on the procedures of renting our meeting rooms with hopes of completing it during the winter months.
- ix. Waiting on hearing from the FAA about adding Elliott Field to the NIPIAS. The airport layout plan and the financial portion has been submitted.

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27. CITY CLERK, BEVERLY BANISTER:

- i. Working with the bank and our software vendor to be able to implement ACH payments for our utility customers as it has been a longtime request from our residents.
- ii. The installation of the new phone system is almost complete. The back office set up has been done and the install will take place tomorrow.
- iii. Working with Hayden to prepare the request for bid on garbage services for 2019 and hope to have it out by the end of the month.

28. FINANCE ADMINISTRATOR, HAYDEN WIGGINS

- i. Financial reports are through September 30th; revenues in the general fund should be around 25% but are at 21% due to the timeliness of certain income such as insurance premium tax and other revenues that are received quarterly and yearly. Expenditures are at 24% with some areas having a higher percentage due to the construction of new offices and updating the meeting rooms.
- ii. Revenues and expenses for the enterprise fund are both right around 25%.
- iii. SPLOST VI expenditures are at 41%. When the budget was prepared the expenditure for Main Street Park was unknown and, therefore, from a budget standpoint the revenue was matched with the expenditures.

29. HUMAN RESOURCE MANAGER, DONNA BLANTON

- i. Interviewed for two positions and processed two new hires.
- ii. Completed and submitted paperwork for the Safety Grant.
- iii. Preparing for open enrollment which will be held on November 1st.
- iv. Working with the USDA and will be meeting with them to discuss the Business Expo scheduled for January.
- v. Set LGRMS training classes for employees.

30. UTILITIES DIRECTOR, GARY BARR

- i. Produced and treated 6,933,000 gallons of water; treated 3,711,000 gallons of sewer; purchased 1,000,000 gallons of water from EWSA; served 1,384 water customers and 1,164 sewer customers; read 1,424 meters, installed ten water and sewer taps; new services totaled forty-four while forty-seven accounts were terminated; twenty-two accounts were locked off due to nonpayment and eight nine work orders were processed.
- ii. Water meter project is almost complete; forty-one meters needs to be replaced because they are not able to be read. Contractor should be out November 1st.
- iii. Well #111 will be complete when a minor punch list is done. The well has been running since October 8th and EWSA has been turned off.
- iv. Well #108 project was started on October 15th; the inside of the building is being painted and the filters are being installed. The plumbing has also been started and should be running by December 1st.

31. PUBLIC WORKS OPERATIONS MANAGER, TRAMPAS HANSARD

- i. Introduced the City's new custodian, Jonathan Davis and new Public Works employee Clay Moss.
- ii. Three HVAC units have been replaced at City Hall
- iii. Attended Code Enforcement classes in Calloway Gardens.
- iv. The department received several animal control calls; had carpet installed in the downstairs meeting room and has been working on obtaining the easement to start sidewalks from Rainhill subdivision to Perimeter Rd.
- v. The wall for the cemetery has been complete and the Gordon Pirkle room floor has also been repaired and will be complete when the engineer checks the project.

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32. PLANNING DIRECTOR, ROBBIE IRVIN:

- i. The parade and assembly ordinance, roads and ROW ordinance; illegal/illicit discharge ordinance are being revised and park and recreation ordinance is being drafted.
- ii. Received a request for an amendment to a site plan of a PUD on Hwy 9 and Perimeter Road; this will be heard at the next Planning Commission meeting.
- iii. Ten residential permits issued, fifty-three inspections performed, nine business and regulatory licenses have been issued.
- iv. Some irregularities were found in the zoning maps and are being resubmitted to GMRC; they are being corrected and reprinted.
- v. A memo has been provided to the Planning Commission and HPC regarding protocol for the use of legal services; contact should occur through Robbie first.

33. CITY ATTORNEY, DANA MILES: Nothing to report

MAYOR AND COUNCIL REPORTS

Mayor Eason reported the Moonshine Festival will occur this weekend and the next Food Truck night will be held on November 2nd. He received a letter from GDOT today stating they received our letter to request a reduction in speed limits and will conduct a speed study. He mentioned the goal to get the airport listed on the NIPIAS to allow the City to have control of the airport. He's been working on the study of impact fees and Council will need to decide whether or not to implement them. He and Councilmember Power met with a company regarding the potential of holding a fair at Main Street Park in the Spring of 2020. He thanked the staff for their hard work and felt the recognition was long overdue; he thanked Bob doing a good job keeping everyone informed and working with the staff.

He also reported his attendance as outlined below:

- i. Ribbon cutting at the Salt Med Spa
- ii. Met with Jeremy Porter regarding the 2019 fireworks
- iii. Held Coffee with the Mayor
- iv. GMRC meeting in Cleveland
- v. Met with the Economic Development Director with the Chamber of Commerce
- vi. Joint City/County Meeting
- vii. Food Truck night in October
- viii. Planning Commission meeting in September
- ix. Chamber of Commerce luncheon and heard the state of the County by Billy Thurmond
- x. Met with the editor of Nascar.com regarding the Elliott's
- xi. Ribbon cutting at the Purple Corn Boutique
- xii. TSPLOST meeting with the County

Councilmember Tolson thanked the staff for their work for the City. He mentioned he appreciated the status of the County and City's open communication with each other and he hopes it continues. He attended the ribbon cutting at the Purple Corn Boutique; he encouraged others to attend the ribbon cuttings and appreciates when a business in the City grows and decides to move to another location inside the City limits.

Councilmember Power attended the Dawson County Board of Health meeting, the Chamber of Commerce meeting and the TSPLOST meeting.

Councilmember Phillips reported he attended the Planning Commission meeting, Food Truck night and the Joint meeting with the County.

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Councilmember French also thanked the staff for their work. He attended the GRHOF meeting and reported they are preparing for Moonshine Festival. He thanked Trampas for his job on the Gordon Pirkle room floor. He also attended the HPC meeting and reported they are finalizing their application for the Façade Improvement Grant program and working on a photo contest to be ran through the school. He attended the Supreme Court hearing for the Grogan case with Attorney Miles and complimented him on his job there. He restated his position on consideration of imposing a moratorium on future annexations until we can determine our decision on impact fees.

EXECUTIVE SESSION


At 8:29 p.m. the Council motioned to close regular session and go into executive session for the purpose of Pending or Potential Litigation and Land Acquisition made by J. Power; second by Phillips. Vote carried unanimously in favor.

At 9:04 p.m. a motion to close executive session and resume regular session was made by S. Tolson; second by J. Power. Vote carried unanimously in favor.


ADJOURNMENT

With there being no further business to attend to, a motion to adjourn the meeting at 9:06 p.m. made by C. Phillips; second by J. Power. Vote carried unanimously in favor.

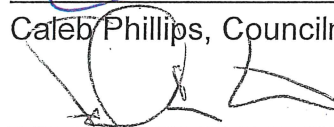
By: CITY OF DAWSONVILLE




Michael Eason, Mayor



Caleb Phillips, Councilmember Post 1



Stephen Tolson, Councilmember Post 2

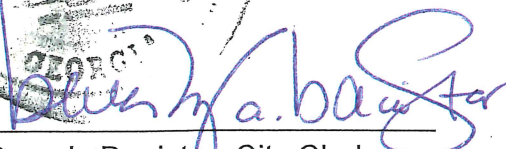


Jason Power, Councilmember Post 3



Mark French, Councilmember Post 4



Attested: 
Beverly Banister, City Clerk

STATE OF GEORGIA
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor Michael Eason, Councilmember/Mayor Pro-Tem Jason Power, Councilmember Caleb Phillips, Councilmember Stephen Tolson, 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 the October 22, 2018.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 8²⁹ 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 22nd day of October 2018; By the City of Dawsonville, Mayor and Council:



Michael Eason, Mayor



Caleb Phillips, Councilmember



Jason Power, Councilmember/Mayor Pro-Tem

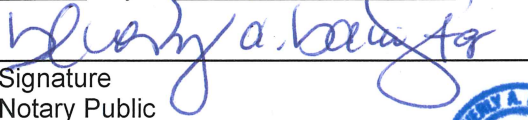


Stephen Tolson, Councilmember



Mark French, Councilmember

Sworn to and subscribed before me this 22 day of October, 2018.



Signature
Notary Public

My Commission expires:
02.18.2020



Beverly A. Banister
NOTARY PUBLIC
Dawson County, Georgia
My Commission Expires
February 18, 2020

FIRST READING 09.24.2018
SECOND READING 10.28.2018

AN ORDINANCE TO PROVIDE THE DATES AND TIMES ON WHICH REGULAR MEETINGS OF THE CITY COUNCIL MAY TAKE PLACE; TO PROVIDE FOR REPEALER; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Article II, Section 2.21 of the Charter for the City of Dawsonville provides for the dates and times on which regular and special meetings of the Dawsonville City Council may be held;

WHEREAS, the City intends through this Ordinance to repeal an existing Ordinance which could be interpreted to conflict with provisions of the Charter pertaining to the dates and times on which regular meetings of the Dawsonville City Council may be held;

NOW THEREFORE, the Council for the City of Dawsonville hereby ordains as follows:

Section 1.

Chapter 2, Article II, Section 2.19 of the Code of Ordinances for the City of Dawsonville is repealed, deleted in its entirety and replaced by a new Chapter 2, Article II, Section 2.19 to read as follows:

Sec. 2-19. Meetings

Regular meetings of the City Council shall take place in accordance with Article II, Section 2.21 of the Charter to the City of Dawsonville.

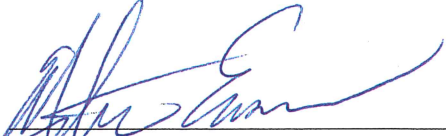
Section 2. Repealer and Restatement.

All ordinances and resolutions and parts thereof in conflict herewith are repealed. However, to the extent not in conflict, all remaining ordinances, resolutions, or parts thereof shall not be amended or repealed and shall remain in full force and effect, except as expressly stated in this ordinance.

Section 3. Effective Date.


This ordinance shall take effect and be in force from and after its adoption.

SO ADOPTED this 22 day of October, 2018.


Mike Eason, Mayor

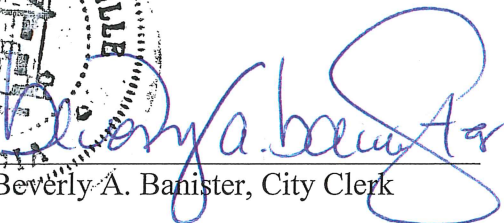

Caleb Phillips, Councilmember


Jason Power, Councilmember


Stephen Tolson, Councilmember


Mark French, Councilmember



Attested: 
Beverly A. Banister, City Clerk