

**MINUTES**  
**CITY COUNCIL REGULAR MEETING**  
**June 4, 2018**  
**7:00 P.M.**

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**CALL TO ORDER:** Mayor Michael Eason called the meeting to order at 7:00 p.m.

**ROLL CALL:** Present were Councilmember Jason Power, Councilmember Mark French, Councilmember Caleb Phillips, Councilmember Stephen Tolson, City Attorney Dana Miles, City Manager Bob Bolz, City Clerk Beverly Banister, Utilities Director Gary Barr, Public Works Operations Manager Trampas Hansard, Planning Director Casey Majewski and Finance Administrator Hayden Wiggins.

**ANNOUNCEMENTS:** Mayor Eason announced the County Commissioner has requested a meeting with the City Council to discuss common interests. It will most likely take place in July or August at the Carl Vinson Institute in Athens; the cost will be about \$2500 which will be split between the City and County.

**INVOCATION AND PLEDGE:** Invocation and pledge was led by Councilmember Phillips.

**APPROVAL OF THE AGENDA:** Motion to amend the agenda by adding item #9a Amicalola EMC ROW Easement and item #9b Voting District Map made by J. Power/S. Tolson. Vote carried unanimously in favor.

Motion to approve the agenda as amended made by M. French/J. Power. Vote carried unanimously in favor.

1. **APPROVAL OF THE MINUTES:** City Clerk Beverly Banister stated she made a correction to the minutes as originally presented to Council regarding a statement made by Adam Smith during the public hearing.

Motion to approve the correction to the minutes as stated by the Clerk for the Work Session and Regular Meeting held on May 21, 2018 made by S. Tolson/C. Phillips. Vote carried unanimously in favor.

Motion to approve the minutes as corrected from the Work Session and Regular Meeting and the Executive Session held on May 21, 2018 made by J. Power/C. Phillips. Vote carried unanimously in favor.

**SECOND/FINAL READING OF ANNEXATIONS/REZONINGS**

2. ANX C8-00087 and ZA C8-00087: Adam Smith and Matthew Richardson have petitioned to annex into the city limits of Dawsonville the 6 acre tract known as TMP 082 017, located at 324 Howser Mill Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) to City Zoning of AP (Annexed Property), which was amended on March 27, 2018 to request R3 (Single Family Residential). Public Hearing Dates: Planning Commission on May 7, 2018 and City Council on May 21, 2018. City Council Agenda for a decision on June 4, 2018.
3. ANX C8-00088 and ZA C8-00088: Adam Smith and Matthew Richardson have petitioned to annex into the city limits of Dawsonville the 15 acre tract known as TMP 092B 025 001, located at 372 Howser Mill Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) to City Zoning of AP (Annexed Property), which was amended on

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March 27, 2018 to request R3 (Single Family Residential). Public Hearing Dates: Planning Commission on May 7, 2018 and City Council on May 21, 2018. City Council Agenda for a decision on June 4, 2018.

Councilmember Power recused himself from any discussion or voting in this matter.

Planning Director Majewski read and presented both annexations and rezones; items #3 and #4.

Motion to approve both ANX C8-00087 and ZA C8-00087 and ANX C8-00088 and ZA C8-00088 made by C. Phillips/S. Tolson with the following stipulations:

- Sidewalks shall be placed on both sides of the streets inside the development and along the development's property line on Howser Mill at developer's expense and must meet City of Dawsonville Development Standards.
- An amenity package and/or greenspace shall be provided in the subdivision at the developer's expense and must be approved by the City Council prior to development.
- A traffic study shall be conducted, with improvements made by the developer, as approved by the City Council prior to development.
- A 10-foot planted buffer shall be installed as it affects adjoining properties on the two sides and front setback (rear setback with the creek already has a 50-foot buffer). The buffer may be part of the setback area. The landscape design plan must be approved by the City's Planning Director.
- The developer shall create a neighborhood Home Owner's Association with restrictive covenants to be approved as to form by the City Attorney.
- The minimum square footage of each house is 1,800 SF.

Vote carried 3 in favor (Phillips, Tolson, French) with one recused (Power).

## **PUBLIC HEARING**

4. **TO HEAR THE CITY OF DAWSONVILLE PROPOSED BUDGET FY 2018-2019:** Motion to open the public hearing made by J. Power/C. Phillips. Vote carried unanimously in favor.

Finance Administrator Hayden Wiggins presented the proposed budget for FY 2018-2019 for a total budget of \$5,755,543.00. No one spoke in favor or against the budget.

Motion to close the public hearing made by C. Phillips/J. Power. Vote carried unanimously in favor. Mayor Eason announced the budget will be presented at the June 18, 2018 meeting for a vote.

5. **CONTRACT FOR CITY INSPECTOR:** Motion to approve the contract for the City Inspector as amended by removing item #4 made by M. French/J. Power. Vote carried unanimously in favor.
6. **MAIN STREET PARK PHASE I BIDS:** Councilmember Phillips recused himself from any discussion or voting in this matter. City Manager Bob Bolz presented the bids and staff recommendation to approve the lowest bidder. Motion to approve the lowest bid for TW

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Phillips at \$1,454,169.54 to be paid out of SPLOST VI and to authorize the Mayor to execute the documents made by M. French/J. Power. Vote carried 3 in favor (French, Power, Tolson) with one recused (Phillips).

7. **ON STREET PARKING ISSUES:** Public Works Operations Manager Trampas Hansard presented his recommendations to Council; discussion followed. Motion to instruct Attorney Miles to draft an ordinance for parking made by S. Tolson/J. Power. Vote carried unanimously in favor.
8. **PAVING CITY STREETS:** Public Works Operations Manager Trampas Hansard presented the RFQ and his recommendation to request an annual quote for paving City streets for FY 2018-2019. Motion to approve the FY 2018-2019 annual request for quote for paving made by M. French/C. Phillips. Vote carried unanimously in favor.
9. **RAINHILL SUBDIVISION – DRIVEWAY CONSTRUCTION REQUEST:** Motion to approve the request to continue the 1'6" aprons on the driveways in the Rainhill Subdivision for the remainder of the homes being built made by J. Power/C. Phillips. Vote carried unanimously in favor.
- 9a. **AMICALOLA EMC ROW EASEMENT:** Utilities Director Gary Barr presented the request to grant an easement to Amicalola EMC to build electric lines to our well sites. Motion to approve the easement and to authorize the Mayor Pro-Tem to execute the document made by M. French/J. Power. Vote carried unanimously in favor.
- 9b. **VOTING DISTRICT MAP:** Motion to approve the exhibited four district map of the proposed district posts as drafted by GMRC made by C. Phillips/J. Power. A copy of the map is attached as Exhibit "A". Vote carried unanimously in favor.

Mayor Eason notes this will now be forwarded to the State Representative Kevin Tanner for approval and will then be sent to legislation in January and will be in place for the City's next election.

## **STAFF REPORTS**

10. **CITY MANAGER, BOB BOLZ**
  - i. Plans to core the road section of Main Street Park this week or next to locate any potential bad dirt.
  - ii. Davis Engineering started the engineering of the Farmer's Market. Cost estimates are coming in for the demolition of the homes and clearing of the lot. No asbestos was found in the home.
  - iii. The next Food Truck night is June 22<sup>nd</sup> from 5 to 9 pm. The Amicalola Farmer's market requested to have their event at Food Truck night so they will set up adjacent to the food trucks.
  - iv. The firewall has recently been upgraded at City Hall and our server also needs to be replaced.
  - v. Compliments to Attorney Miles for the training session he held for the Planning Commission members; it was very well received and appreciated. Bolz recommends a training session for all other commissions.
11. **CITY CLERK, BEVERLY BANISTER**
  - i. Working with the GMA representative as they perform a franchise fee review for the City.

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- ii. Started the implementation of an IVR system for our utility customers who will be able to call in their payments over the phone; it should be in place by early July.
- iii. Performed an alcohol excise tax payment review and determined an audit is necessary.
- iv. The DDA is short one member; any recommendations would be appreciated.

**12. FINANCE ADMINISTRATOR, HAYDEN WIGGINS**

- i. The General Fund revenues through April 30<sup>th</sup> should be at 83%; they are at 105%. As a result, a budget amendment should not be necessary. The expenditures are at 84%.
- ii. The Enterprise Fund revenues are at 84% and the expenditures are at 80%.

**13. UTILITIES DIRECTOR, GARY BARR**

- i. 7,102,500 gallons of water was produced, 4,484,000 gallons of sewer was treated, 664,000 gallons of water was purchased, 1,380 customers served, 1,387 meters read, 17 disconnects, 20 new services, 26 lock offs due to non-payment, 112 work orders, 255 late notices sent out, 886 garbage customers served with 7 new customers and no cans needed to be replaced or repaired.
- ii. 490 locates were received; the department cannot keep up with the demand for locates.
- iii. The work on Well 108 will still be on hold for approximately four weeks.
- iv. They found the ground was soft on Well 111; there will be a small change order on the project to allow for the correct foundation. The plumbing is in the slab and the electrical conduit is in; the slab will be poured next week
- v. Issues with customers putting additional garbage out have decreased; the overall situation has improved as stated by Utilities Technician Tracy Smith.

**14. PUBLIC WORKS OPERATIONS MANAGER, TRAMPAS HANSARD**

- i. The department is cutting grass; they are not caught up yet but hope to be by Thursday.
- ii. The LED light replacement project has been started in City Hall; they are about 80% complete.
- iii. There was vandalism at Memorial Park over the Memorial Day weekend. A resident's marble bench has been broken, our cross located in the sidewalk has been broken and the plate on a headstone has been kicked off. Georgia Power has a camera system they can place on their poles; they are coming out Thursday to see about using the system to monitor the cemetery.
- iv. Georgia Power will be changing out 97 decorative lights in town to LED; approximate cost is \$1,800.00.
- v. Georgia Power will also look at the plan design for lights at the park and will also consider looking at the camera system for the park as well.

**15. PLANNING DIRECTOR, CASEY MAJEWSKI**

- i. The department welcomes 3 new businesses: Cozy Little Country Store on Hwy 53 W, Matt Lord Real Estate on Hwy 53 W, North Georgia Coffee and Vending and Suds in a Bucket on Hwy 53 W.
- ii. Working towards renewing all the business licenses; they 99.9% complete.
- iii. Inspections are down due to the stop order at Maple Heights Subdivision. Phone calls are up from concerned residents regarding the stop order. The stop order has been lifted on some sections of the subdivision but remains on about eight lots until the problem is resolved.

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- iv. An annexation and rezone for the Delongs in Gold Creek will be considered at the next Council meeting, as well as the rezones for City owned property.
- v. The HPC will be considering a certificate of appropriateness for the Zoya Salon and they are considering Circle K's sign variance request.
- vi. The Comprehensive Plan is close to completion. They will have a joint meeting with the County this month to see how their plans align. The meeting is tentatively scheduled for June 20<sup>th</sup>; no time or place has been decided.

### **MAYOR/COUNCIL REPORTS**

Mayor Eason reported the following:

- i. Attended the Grand Opening of the True Value Hardware store on Hwy 53 E
- ii. Attended the Comprehensive Planning meeting here at City Hall
- iii. Attended the Chamber of Commerce monthly lunch meeting and heard the Speaker of the House David Ralston, State Representative Kevin Tanner and the State Senator Steve Gooch speak.
- iv. Visited with the second grade at Robinson Elementary
- v. Attended the GRHOF monthly meeting
- vi. Attended the ribbon cutting of the Ankle & Foot Centers of North Georgia
- vii. Attended the long-range planning meeting at Dawson County
- viii. Attended both public comment sessions on the City's Comprehensive Plan
- ix. Attended the bid opening for Main Street Park
- x. Attended the ribbon cutting at Crye-Leike Real Estate
- xi. Met with the Board members of Etowah Water and Sewer Authority about service delivery strategies

Councilmember Tolson encouraged everyone to attend the business openings because they impact our citizens. He reported attending the Celebrity Breakfast for Family Connections and it was very successful.

Councilmember Power reported he also attended the Celebrity Breakfast and was thankful to do so.

Councilmember Phillips reported he attended the meeting with Etowah Water and Sewer Authority and he also attended the Planning Commission meeting earlier this evening where they considered the site plan for the LCG property on Route 9 which was tabled until a later date.

Councilmember French thanked Mayor Eason for attending the GRHOF meeting in his place due to a scheduling conflict. He feels progress has been made on opening up our meetings with the livestreaming availability and he has had positive feedback. Additionally, the agendas with supporting documents are now posted on the website for the citizens. He would like to see the Council open up a public comment section at the Council meetings so the citizens have an opportunity to speak.

### **EXECUTIVE SESSION**

At 8:01 p.m. the Council motioned to close regular session and go into executive session for the purposed of Pending or Potential Litigation and Real Estate Acquisition made by J. Power/S. Tolson. Vote carried unanimously in favor.

At 9:20 p.m. a motion to close executive session and resume regular session was made by M. French/J. Power. Vote carried unanimously in favor.

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Motion to amend the agenda to add item #9c IGA with EWSA for Thunder Ridge Subdivision and item #9d Alcohol Excise Tax audit agreement with GMA made by M. French/J. Power. Vote carried unanimously in favor.

Motion to approve the amended agenda made by M. French/J. Power. Vote carried unanimously in favor.

9c. **IGA WITH EWSA FOR THUNDER RIDGE SUBDIVISION:** Motion to approve the IGA with the revisions to be made by Attorney Miles as discussed in Executive Session and to approve the Mayor Pro-Tem to execute the documents made by C. Phillips/S. Tolson. Vote carried unanimously in favor.

9d. **ALCOHOL EXCISE TAX AUDIT AGREEMENT:** Motion to approve the contract with GMA to perform the alcohol excise tax audit to be paid with FY 2017-2018 excess revenue made by S. Tolson/J. Power. Vote carried unanimously in favor.

City Manager Bob Bolz reminded Council of a meeting to be held on June 14<sup>th</sup> by GDOT regarding the Perimeter Road Extension in their Gainesville office.

**ADJOURNMENT**

With there being no further business to attend to, a motion was made to adjourn the meeting at 9:27 p.m. by J. Power/C. Phillips. Vote carried unanimously in favor.

By: CITY OF DAWSONVILLE

*ABSENT*

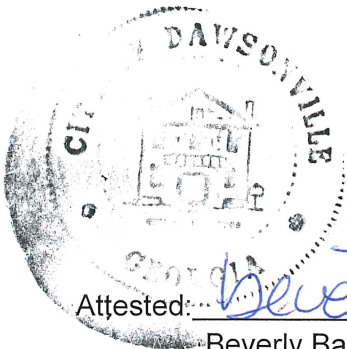
\_\_\_\_\_  
Michael Eason, Mayor

*[Signature]*  
\_\_\_\_\_  
Caleb Phillips, Councilmember

*[Signature]*  
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Jason Power, Councilmember/Mayor Pro-Tem

*[Signature]*  
\_\_\_\_\_  
Stephen Tolson, Councilmember

*[Signature]*  
\_\_\_\_\_  
Mark French, Councilmember



Attested: *[Signature]*

Beverly Banister, City Clerk

STATE OF GEORGIA  
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor Michael Eason, Councilmember 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 June 04, 2018.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 8:01 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(4);

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(6);

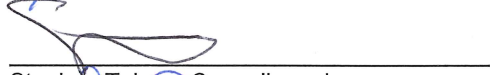
Other \_\_\_\_\_ as provided in: \_\_\_\_\_.

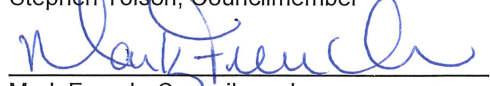
This 4th day of June 2018; By the City of Dawsonville, Mayor and Council:

  
\_\_\_\_\_  
Michael Eason, Mayor

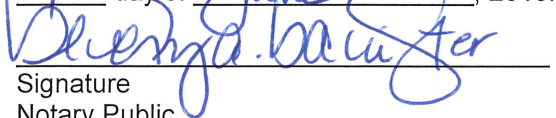
  
\_\_\_\_\_  
Caleb Phillips, Councilmember

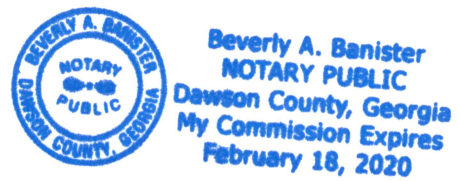
  
\_\_\_\_\_  
Jason Power, Councilmember

  
\_\_\_\_\_  
Stephen Tolson, Councilmember

  
\_\_\_\_\_  
Mark French, Councilmember

Sworn to and subscribed before me this 4th day of June, 2018.

  
\_\_\_\_\_  
Signature  
Notary Public  
My Commission expires: 02.18.2020





# PROPOSED City of Dawsonville District Posts

