

MINUTES
CITY COUNCIL REGULAR MEETING
March 5, 2018
7:00 P.M.

CALL TO ORDER: Mayor Mike Eason called the meeting to order at 7:01 p.m.

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

INVOCATION AND PLEDGE: Invocation and pledge was led by Councilmember Jason Power.

APPROVAL OF THE AGENDA: Motion to amend and approve the agenda by moving item #5 to item #3a, moving item #14 to item #3b, adding item #15a Contract Change for Well #111 and adding item #15b Purple Corn Boutique made by J. Power/M. French. Vote carried unanimously in favor.

1. Motion to approve the work session and regular meeting minutes and the executive session minutes held on February 19, 2018 made by C. Phillips/J. Power. Vote carried unanimously in favor.
2. **VAR-2017-C7-00289: Craig Nolen, with Adams Homes, has filed an appeal of the Planning Commission's decision to deny a front building setback variance for TMP # 083 038 032, located at 340 Angela Lane:**

Motion to uphold the Planning Commission's decision to deny a front building setback variance and remedy the building made by S. Tolson/M. French. Vote carried unanimously in favor.

3. **GOLD CREEK CLUBHOUSE:** Motion to instruct City Attorney Dana Miles to draft a letter to the Turner family attorney asking them to board up the windows and doors instead of erecting a temporary fence to satisfy the complaint received and to remind them of their responsibility to adhere to the existing ordinances made by J. Power/C. Phillips. Vote carried unanimously in favor.
- 3a. **PROCLAMATION – EXCEPTIONAL CHILDREN'S WEEK MARCH 5 – 9, 2018:** Mayor Mike Eason read the proclamation into the minutes and presented it to a member of the Board of Education.
- 3b. **PROCLAMATION – COLORECTAL CANCER AWARENESS MONTH:** Mayor Mike Eason read the proclamation into the minutes and presented it to Marilyn Bowes. She spoke briefly on her history with the disease and the importance of early detection.
4. **PUBLIC HEARING: CU-012018: Otis Bryan Moyer has requested a Conditional Use Permit for the purpose of operating a tattoo studio within the Town Business (Historic) District at 54 Hwy 9 North, Ste 120. Hearing Date: Planning Commission – January 8, 2018 and City Council March 5, 2018:**

The public hearing was unanimously opened by M. French/S. Tolson. Mayor Mike Eason presented the conditional use permit application. Planning Director Casey Majewski

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explained the details and history of the conditional use application with a staff recommendation to approve the application. The following individuals spoke in favor of the request citing their custom high-end, family ran facility in which they offer a friendly environment and a brightly colored open floor plan:

- Bryan Moye (Owner), 5890 Freeman Dr., Cumming, GA 30028
- Kevin Scheer (Manager), 285 Baugh St., Commerce, GA 30529
- Bradley Ward (Manager), 5265 Cleveland Hwy., Clermont, GA
- Kevin Askew (Owner) 3025 Dr. Bramblett Rd., Cumming, GA 30028

No one spoke in opposition to the of the request. A motion to close the public hearing was made by J. Power/M. French. Vote carried unanimously in favor.

Motion to approve the conditional use permit CU-012018 made by C. Phillips/S. Tolson. Vote carried unanimously in favor.

5. Moved to item #3a
6. **APPOINTMENTS FOR PC, DDA AND ANIMAL CONTROL BOARD:** Mayor Mike Eason reported on the vacancies and expired terms for these boards; the vetting process has not been completed and should be ready for appointment on the March 19th meeting.
7. **LAND ACQUISITION – AGREEMENT FOR PURCHASE OF 82 ALLEN ST:** Motion to approve the agreement for the purchase of 82 Allen Street from SPLOST VI funds and authorize the Mayor to execute the documents at closing made by J. Power/C. Phillips. Vote carried unanimously in favor.
8. **ALLEN ST PROPERTIES – DEMOLITION & SITE CLEARING/DEVELOPMENT OF SITE PLAN FOR FARMER'S MARKET:** Motion to authorize City Manager to seek bids for demolition and site clearing of Allen Street properties and for the development of a site plan for the farmer's market from SPLOST VI funds made by M. French/S. Tolson. Vote carried unanimously in favor.
9. **SEEK BIDS FOR PHASE I ON MAIN STREET PARK:** Planning Director Casey Majewski reviewed the plans for Main Street Park Phase I which includes installing a road, land development and grading throughout; the bid package should be ready no later than next week. Motion to authorize City Manager to seek bids on Main Street Park Phase I using SPLOST VI funds made by S. Tolson/C. Phillips. Vote carried unanimously in favor.
10. **GMA CONTRACT – TELECOMMUNICATIONS AND RIGHT OF WAY MANAGEMENT:** Motion to approve the GMA Agreement for Telecommunications and Right of Way Management made by S. Tolson/M. French. Vote carried unanimously in favor.
11. **APPROVAL FOR MAYOR AND COUNCIL TRAINING:** Motion to approve Mike Eason and Council for the 2018 GMA Convention training and GMA Spring training made by C. Phillips/M. French. Vote carried unanimously in favor.
12. **GMRC TO DEVELOP POTENTIAL ARC GRANTS:** Motion to approve fees to be paid to GMRC to develop ARC Grants made by M. French/J. Power. Vote carried unanimously in favor.

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- 13. NON-RENEWAL OF RENTAL AGREEMENT ON 224 FLAT CREEK DR:** Motion to terminate current rental agreement on 224 Flat Creek Drive made by M. French/J. Power. Vote carried unanimously in favor.
- 14.** Moved to item #3b
- 15. RESOLUTION FROM COUNCIL ON EMPLOYEE CHAIN OF COMMAND:** Mayor Mike Eason read the resolution into the minutes. Motion to approve the resolution as presented made by J. Power/C. Phillips. Vote carried unanimously in favor.
- 15a. CONTRACT CHANGE FOR WELL #111:** Motion to approve contract change for well #111; \$39,600 for an upgrade on filters and approximately \$50,000 to Amicalola EMC for power to the well made by S. Tolson/J. Power. Vote carried unanimously in favor.
- 15b. PURPLE CORN BOUTIQUE:** City Attorney Dana Miles explained the owner of the Purple Corn Boutique is relocating her business; both locations are within the City limits. The City's current ordinance does not clearly make an allowance for sign permits and water deposits to be transferred from one location to another. Motion to allow staff to transfer the existing sign permit and water deposit to the new business location made by J. Power/C. Phillips. Vote carried unanimously in favor.

STAFF REPORTS

16. CITY MANAGER, BOB BOLZ (ABSENT; REPORT READ BY MAYOR MIKE EASON)

- i. Reported on a salary issue; a Public Works employee recently left for a higher paid position. Dawson County and Etowah has a higher starting rate than the City. Bob is working on the salary issue and will have suggestions for Council.
- ii. Interviews completed for Equipment Operator I; references are currently being checked.
- iii. Personnel and Financial policies are being worked on for changes and should be ready for review before the March 19th meeting.
- iv. Bid opening for Well #108 occurred on March 1st; lowest bidder is Allsouth Constructors, Inc of Covington, Georgia.
- v. To date, one proposal has been received on the sewer expansion study.
- vi. GDOT submitted a draft for the airport layout for Elliott Field; revisions will be made with the City's airport consultant's recommendations.
- vii. April 20th has been chosen for the first food truck night; a request for road closure will follow. Activities included will be music, children's activities, cornhole, crafts and food trucks.

17. BEVERLY BANISTER, CITY CLERK

- i. Reported on completing the 15 hours of Mandated Clerk Training in Jekyll Island, February 4th – 6th.

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18. FINANCE ADMINISTRATOR, HAYDEN WIGGINS

- i. Wiggins reported on starting a sewer and water rate study alongside Gary Barr in the anticipation of having to develop a new sewer plant in the City.
- ii. He reviewed the budget reports through 01/31/2018:
 - General Fund revenues are at 71% and expenditures are at 57%; the City is ahead on revenue and right where we should be for expenditures.
 - Enterprise Fund is also right on track with 61% revenue and 57% expenditures.
 - SPLOST V is done and will be closed out.
 - SPLOST VI is operating at 62% revenue and 26% expenditures; with the upcoming Farmer's Market and Main Street Park projects, those numbers will be increasing.

19. UTILITIES DIRECTOR, GARY BARR

- i. Barr reported on serving 1,375 customers, installed 9 taps, 1,375 meters were read, 26 service disconnects, 21 new services started, 29 customers locked off due to nonpayment and 105 work orders from the office were completed.
- ii. A fire hydrant was ran over and broken by an unknown source in front of the jail; it has since been repaired.
- iii. A water main break occurred today on Route 9 South; water had to be disconnected for approximately one and half hours. It has been repaired and water is back on.

20. PUBLIC WORKS OPERATIONS MANAGER, TRAMPAS HANSARD

- i. Hansard reported on completing the stop sign project. Fifty-two signs were installed throughout the City and in the subdivisions; they are now all up to code.
- ii. Six hundred feet of sidewalk has been completed on JC Burt Road with 70 more to go; they are still working on the crosswalk.
- iii. They found the livestream system that would work for the Council Chambers and have submitted bid requests; he should hear back within 10 days

21. PLANNING DIRECTOR, CASEY MAJEWSKI

- i. Majewski reported the department sent out another 120 notices for annexation reminders; the deadline to apply is March 9th. Forty applications have been received; eighteen were approved at Planning Commission tonight and will be heard at City Council next month. The remaining applications and anymore received will be heard next month.
- ii. Approximately 98 business licenses issued in 2017 have renewed; the remaining will have until May 2nd to renew and then a fee will be assessed.
- iii. She is working with MCSJ, our financial software company, to implement new modules to allow for online submission of applications, request for inspections and review of the inspection result.
- iv. She has been working with Mr. & Mrs. Kent who are applying for a rezone of their property located at Hwy 9 and Perimeter Road. She is also working on resolving sewer connection issues with Hubert Tinsley in the Maple Heights subdivision.
- v. Majewski requested feedback be submitted this week regarding development regulations that need to be submitted to the engineers.

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- vi. She is working with LCG to resolve sidewalk and driveway sloping issues; to be sure they are ADA compliant.
- vii. The department has received plans to review for LCG's new development, Thunder Ridge; the plans are pending revisions.
- viii. An alcohol license heard and approved in late 2017 will be brought again to Council; there was a discrepancy with the address they used on the application to the City vs. the application for the State.
- ix. Code enforcement: There has been an increase in soil and erosion complaints due to the excessive rain. Also, stray animal complaints have been reported and worked through with Trampas Hansard.
- x. Forty permits have been issued for buildings, signs, pools and encroachments this month. There are currently 60 open permits and the department has had approximately 60 inspections.
- xi. Planning Commission met earlier this evening, DDA is scheduled to meet on 03/19/2018, HPC is scheduled to meet on 04/23/2018 and the Comprehensive Plan Board will be meeting on 03/13/2018.

MAYOR/COUNCIL REPORTS

Mayor Mike Eason reported on attending the following meetings:

- i. HPC meeting with Councilmember French
- ii. Dawson Republican Party meeting
- iii. GRHOF Board meeting
- iv. Monthly City Hall staff meeting
- v. Chamber of Commerce Board meeting and Luncheon
- vi. Joel Hanner from Georgia Power: Received the 2017 franchise fee check for over \$125,000.
- vii. Nicole Stewart the Dawson County Tax Commissioner: Worked on the City's portion of the revenue stream from the TAVT tax from the County.
- viii. Attended a ribbon cutting at Bill Holt Auto Sales
- ix. GMRC: Regarding Map 21 to review and update our city streets to provide more accurate information making us eligible for more funding from GDOT
- x. Lead Edge: To request development of a business plan in order for the City to feel confident about funding and development of the airport. Also met to review GDOT's airport layout plan
- xi. Chamber of Commerce: Branding and marketing training
- xii. Worked with the City Manager, Finance Director and HR Manager developing new fiscal and personnel policies for the City
- xiii. Attended the bid opening for Well #108

Councilmember Stephen Tolson reported on a successful "Meet Your Councilmember" meeting in which City residents were invited to share and express any ideas and/or issues, as well as, Councilmember Tolson being able to provide feedback to residents on current issues already being addressed. He hopes to be announcing another meeting like this in the future. He also reported on attending the Newly Elected Officials training in Athens.

Councilmember Mark French also reported on time well spent in Athens at the Newly Elected Officials training; he found it very helpful and informative.

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Councilmember Caleb Phillips reported on attending the Planning Commission meeting earlier this evening in which 18 annexations/rezones were heard. Additionally, a signed variance was requested and approved for Circle K.

Councilmember Jason Power reported on the upcoming Dawson County Board of Health meeting in April. He also stated the current resident the City appoints to serve on the Board of Health is moving out of state and he is seeking recommendations to replace him.

EXECUTIVE SESSION

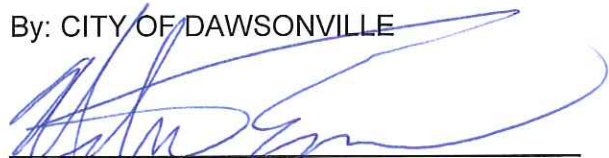
At 8:18 p.m. the Council motioned to close regular session and go into executive session for the purpose of Land Acquisition, Pending or Potential Litigation and Personnel made by J. Power/C. Phillips. Vote carried unanimously in favor.

At 9:12 p.m. a motion to close executive session and resume regular session was made by J. Power/S. Tolson. Vote carried unanimously in favor.

ADJOURNMENT

With there being no further business to attend to, a motion was made to adjourn the meeting at 9:12 p.m. by J. Power/C. Phillips. Vote carried unanimously in favor.

By: CITY OF DAWSONVILLE



Mike Eason, Mayor



Caleb Phillips, Councilmember



Jason Power, Councilmember

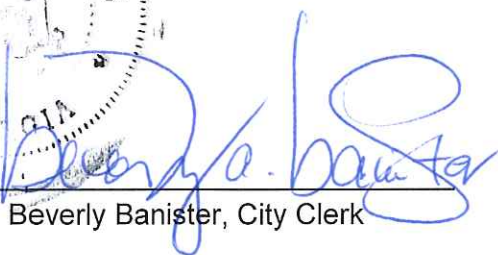


Stephen Tolson, Councilmember



Mark French, Councilmember



Attested: 
Beverly Banister, City Clerk

STATE OF GEORGIA
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Appointed 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 March 5, 2018.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 8:18 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 5th day of March 2018; By the City of Dawsonville, Mayor and Council:



Michael Eason, Appointed Mayor



Caleb Phillips, Councilmember



Jason Power, Councilmember

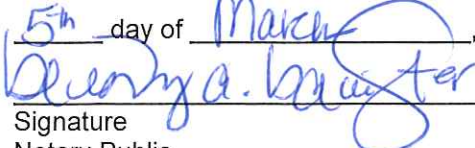


Stephen Tolson, Councilmember



Mark French, Councilmember

Sworn to and subscribed before me this
5th day of March, 2018.



Signature
Notary Public

My Commission expires: 02.18.2020



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