

City of Dawsonville
December 20, 2005
5:00 p.m.
Called Meeting of the City Council
Held jointly with the
Downtown Development Authority of the City of Dawsonville

Mayor Cox called the meeting to order at 5:00 p.m.

Roll Call: Those present were Mayor Joe Lane Cox, Council Members Tim Wimpey, Mike Wilson and Mike Sosebee, Kim Cornelison, and Dana Miles. On behalf of the Downtown Development Authority of the City of Dawsonville (DDA), Ann Williams, Gil Massey, George Hanes, Gordon Pirkle and serving on both the City Council and as Chairman for the DDA Jonathan Cox.

Pledge: Mayor Cox led the invocation and pledge.

New Business:

Resolution for purchase/lease of the Dawsonville Municipal Complex: Dana Miles addressed both DDA and Council and for purposes of the minutes noted that both the Council and the DDA did have a quorum present and the meeting was able to proceed. Dana Miles stated that there are two resolutions to be considered one for the DDA and one for the City Council. Mr. Miles advised the DDA and Council that the resolutions were drafted by United Community Bank's attorney; they were reviewed and revised by his firm on behalf of the Council and DDA. The transaction will consist of the DDA purchasing the building for 2.5 million dollars; it will be financed by United Community Bank (UCB). The DDA will then lease the building back to the City; in exchange the City will pay the note to UCB.

Mr. Miles informed the DDA and Council that there will be two series notes. That portion of the building that is not leased out or is used by governmental entities will have a tax exempt note at a lower interest rate. This is called a municipal indebtedness. The part that is leased out for commercial purposes does not qualify for a tax free note so the rate on that loan will be higher.

Mr. Miles then explained that he will need a motion from the DDA to approve their resolution, and likewise for the City's resolution.

Gil Massey made a motion to adopt the DDA's resolution, Gordon Pirkle seconded the motion; the motion carried unanimously.

Mike Sosebee made a motion to adopt the City's resolution, Mike Wilson seconded the motion; the motion carried unanimously.

Election of Vice-chair and assistant secretary for DDA: Dana Miles informed the DDA and Council that the target closing will be December 22, 2005, however this is not firm yet. Mr. Miles suggested that the DDA elect an assistant Secretary and assistant chairman or vice-

chairman incase Ann Williams or Jonathan Cox are unable to attend the closing. George Hanes made a motion to make Gordon Pirkle the vice-chairman and Gil Massey the assistant secretary, Gil Massey seconded the motion; the motion carried unanimously.

Lease Purchase Agreement - DDA: Mr. Miles stated the next item of business is to have the DDA approve the lease purchase agreement. It does what has been set forth in the resolution. It is a lease back to the City with the City paying the debt. It also has a purchase option so that in the future the City could pay the debt off early. There is no prepayment penalty. As soon as the building is paid for then the lease is terminated.

Gil Massey made a motion to approve the lease purchase agreement; Gordon Pirkle seconded the motion. The motion carried unanimously.

Ann Williams asked about insurance responsibilities on the building. Kim Cornelison stated that she had already faxed to GIRMA the DDA's enacting resolution. GIRMA confirmed that the DDA is covered under the City's existing policy and has provided a certificate of coverage to UCB.

DDA Training: Jonathan Cox reminded DDA members of their need to attend the mandatory training and to get with Kim Cornelison to sign up. Kim Cornelison provided DDA members with another training opportunity at a different date.

Better Hometown Advertising: Jonathan Cox asked the DDA to approve advertising the January 5, 2006 Better Hometown meeting by allowing him to place an ad in the newspaper advertising such meeting. Gil Massey made a motion to approve the expenditure; Gordon Pirkle seconded the motion, the motion carried unanimously.

DDA Adjournment: There being no further business of the DDA Gordon Pirkle made a motion to adjourn the called meeting of the DDA. George Hanes seconded the motion; the motion carried unanimously.

Lease Purchase Agreement – City of Dawsonville: Mayor Cox called for a motion on the Lease Purchase Agreement on behalf of the City. Mike Wilson made a motion to authorize execution of the agreement. Mike Sosebee seconded the motion; the motion carried unanimously.

Georgia Trend: Mayor Cox informed the Council that the Georgia Trend magazine is going to spotlight on Dawsonville and Dawson County. The magazine has asked the City to advertise in their magazine. Kim Cornelison addressed the council stating that she had met with a representative of the magazine and with Linda William of the Chamber of Commerce. They expressed their desire to have a full page collaborative ad between the Board of Commissioners, the School Board, the City and possibly Etowah Water & Sewer Authority. Linda Williams will coordinate the ad. Jonathan Cox made a motion to participate in a full page ad with at least two other agencies. Tim Wimpey seconded the motion; the motion carried unanimously.

Mayor's Report:

Mayor Cox informed the Council of the County's intent to have representation of the Etowah Water and Sewer Authority board. It is not clear how many they intend to have on the board – it has been anywhere from two to four members. If the county has four representatives on the board they will have controlling interest in EWSA. If the county controls EWSA then they can control who the City serves. The City has made EWSA aware of our desire to have representation on that board as well. The City is the largest water user; we've spent millions of dollars to upgrade our system including looping our lines and the water storage tanks; our system is tied to their system; and over a year ago we've asked to work out enlarging our service area and we've yet to have an answer. The City and EWSA can back each other up in the event of an emergency.

When EWSA was formed Farmers Home, (now USDA) required them to have a certain amount of customers to service debt. EWSA solicited customers but in the end did not acquire enough customers to support the loan. At that time Linda Townley was Mayor of the City; she gave city customers and infrastructure to EWSA in exchange for a forty year contract to purchase water to service the area not given over to EWSA. Mayor Cox told the Council that he felt that entitled the City to a seat on the board. Mayor Cox asked the council to support him by voting for a resolution opposing any changes to the board of EWSA unless the City has the same representation as the County has.

Dana Miles read the resolution. Tim Wimpey made a motion to adopt the resolution; Mike Sosebee seconded the motion. The motion carried unanimously.

Executive Session:

At 5:40 p.m. Tim Wimpey made a motion to go into executive session for the purpose of discussing pending litigation. Mike Wilson seconded the motion; the motion carried unanimously.

Adjournment:

There being no further business to discuss, Tim Wimpey made a motion to adjourn the regular meeting; Mike Wilson seconded and the motion carried unanimously.

Minutes approved this _____ day of January, 2006.

Joe Lane Cox, Mayor

Councilmember Jonathan Cox

Councilmember Linda Grant

Councilmember Mike Sosebee

Councilmember Mike Wilson

Attested: _____
Kim Cornelison, City Clerk

City of Dawsonville
December 20, 2005
Executive Session of the City Council

Mayor Cox called the executive session to order.

Those present: Joe Lane Cox, Dana Miles, Jonathan Cox, Tim Wimpey, Mike Sosebee, Mike Wilson, and Kim Cornelison.

Executive Session was held for the purpose of discussing pending litigation as provided by O.C.G.A. § 50-14-231(4).

After discussion regarding the Philips v. City of Dawsonville, Mike Sosebee made a motion to come out of executive session. Tim Wimpey seconded the motion; the motion carried unanimously.

Minutes approved this _____ day of January, 2006.

Joe Lane Cox, Mayor

Councilmember Jonathan Cox

Councilmember Linda Grant

Councilmember Mike Sosebee

Councilmember Mike Wilson

Attested: _____
Kim Cornelison, City Clerk