

City of Dawsonville
December 5, 2005
Work Session the City Council

Mayor Cox called the work session to order at 6:00 p.m.

Roll Call: Those present were Mayor Joe Lane Cox, Council Members Jonathan Cox, Tim Wimpey, Mike Wilson and Mike Sosebee, Kim Cornelison, Dana Miles, and Steve Holder, concerned citizens of the City of Dawsonville and Dawson County.

Invocation: Steve Holder led the invocation.

Budget Presentation: City Clerk Kim Cornelison explained the budget worksheet provided. The actual amounts are for month ending November 30, 2005. The best way to see if the budget looks reasonable would be to compare the current year actual to the 2006 Budget Projection column.

The 2005 General Fund revenue budget was \$948,544.00. Through November 30, 2005, excluding LOST proceeds, the revenues is \$922,666.58. When considering the fact that LOST proceeds have not been received yet for November, then we have December's LOST proceeds to consider plus franchise fees for Cable and telecommunications, our revenue budget for 2005 will surpass expected revenues. As of November 30th, again excluding November's LOST revenues because that has not be received yet, our receipts are \$922,666.58 and our expenses are \$805,386.20 leaving our budget \$117,280.38 to the positive. The City Clerk explained that the City would end up in very good shape.

The City Clerk explained that she will ask the Council for authorization in the regular meeting to amend both the General Fund and Enterprise Fund 2005 budget and to approve the 2006 budget.

The Clerk presented an overview of the General Fund revenue budget and entertained questions.

Jonathan Cox asked if the rental incomes projected for the Dawsonville Municipal Complex included the American Legion Post; she affirmed that it did.

The Clerk stated that the City's accounts included over 25 cash accounts. The accounts have been merged into other cash accounts for the appropriate area, either General Fund or Enterprise fund. The Clerk stated to the Council that she had hopes of merging the two cemetery fund CD's and savings accounts. After reviewing this with Dana Mile's associate, Kevin Tallant, Georgia code does not allow the merging of perpetual care accounts so these accounts will need to always stand alone.

The Clerk presented an overview of the General Fund expense budget and entertained questions.

Tim Wimpey asked what does "other purchased services" mean? The Clerk explained to the council that she follows the Uniform Chart of Accounts for local governments as

required by the Georgia General Assembly. The Clerk stated that Other Purchases Services are amounts paid for services paid separate from professional or technical services for things

Tim Wimpey asked about the small equipment expenditures allocated in the budget. The clerk explained that those funds were allocated in the cemetery budget and that is because we need to replace the mower, weed eater and a trimmer.

Jonathan Cox asked the Clerk to provide a spreadsheet at the next meeting that would explain the budget's general ledger account numbers.

Dana Miles pointed out that the income has increased nearly 325,000 dollars. \$225,000 is due to the sale of real estate but advised the council that the other \$100,000 increase is do to increased services and LOST proceeds and made sure the council understood that there would be increased expenses to go with the increased revenue.

The Clerk affirmed Mr. Miles statement and further explained that one of the increases allocated for in the 2006 budget is for an administrative assistant position.

A copy of the General Fund Budget Worksheet is incorporated into these minutes.

The 2005 Enterprise Fund revenue budget was \$631,613.00. Through November 30, 2005 the revenues is \$707,236.51. As of November 30th our receipts are \$707,236.51 and our expenses are \$624,079.96 leaving our budget \$83,156.55 to the positive.

The Clerk presented an overview of the Enterprise Fund budget and entertained questions. The clerk explained that the enterprise fund has done very well and explained that the 2006 budget projection is probably very conservative.

Jonathan Cox asked if the refuge collection was for all year and if it included the rental of the dumpsters. The Clerk stated the garbage collection started in March and is for billing received through November 30, 2005. She also stated that the collection fee for the 2006 is very conservative.

Dana Miles asked why there were two garbage accounts. The Clerk stated that the incurred expenses were from things the City had to haul off and our only dumpster is here at City Hall now. Gary Barr has requested a dumpster be installed at the treatment plant for disposal of all kinds of debris that cannot be dumped into a sanitary landfill.

The clerk explained that there will be some pretty significant expenditures in the 2006 budget. Capital improvements will include \$150,000 to continue working on wells. The Clerk explained that the Pigeon Creek well site has closed this year and that the site has a good producing well.

Jonathan Cox asked if the expenses for the Development Authority's training are on this year's budget or 2006. The Clerk explained that those expenses will be on the 2006 budget as the Clerk has not received the registrations as yet.

The Clerk concluded stating that all-in-all the books are in much better shape this year than last year and that she has learned a great deal to help keep the city's books in order. She again expressed her desire to have the council ratify the budget and to allow the 2005 budgets to be amended as necessary. She also again expressed that there are now fifteen cash accounts instead of 25 cash accounts and that each of the current cash accounts are now interest bearing whereas in the past they were not.

The mayor commended the Council and staff for working hard and working together to continue going forward with the City's business.

Dana Miles commended the Mayor, Council and staff for being good stewards of the public's money.

The City Clerk stated that the City has a great staff that has a "team" spirit.

There being no further business to discuss, Jonathan Cox made a motion to adjourn the work session; Tim Wimpey 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 5, 2005
Regular Meeting of the City Council

Mayor Cox called the meeting to order at 7:00 p.m.

Roll Call: Those present were Mayor Joe Lane Cox, Council Members Jonathan Cox, Tim Wimpey, Mike Wilson and Mike Sosebee, Kim Cornelison, Dana Miles, and Steve Holder, concerned citizens of the City of Dawsonville and Dawson County.

Pledge: Mayor Cox led the pledge.

Approval of Minutes: Councilman Jonathan Cox made a motion to approve the regular meeting minutes of the November 14, 2005 meeting. Mike Wilson seconded the motion, the motion carried unanimously. Mike Sosebee made a motion approve the minutes from the executive session held November 14, 2005 meeting. Jonathan Cox seconded the motion, the motion carried unanimously.

Old Business:

None

New Business:

Meeting Calendar for Council Meetings: Dana Miles suggested the July 3rd meeting be moved to the following week because a lot of people are unavailable. The Mayor read the meeting schedule for the regular meetings of the City Council: January 9; February 6; March 6; April 3; May 1; June 5; July 10; August 7; September 11; October 2; November 6; and December 4. Tim Wimpey made a motion to approve the 2006 calendar; Mike Sosebee seconded the motion; the motion carried unanimously.

Contract – GIS/GPS Mapping Services from GMRDC: The Clerk reminded the council that we addressed mapping proposal a few meetings ago. The expenses associated with this contract have been included in the 2006 budget. The total price for the mapping project is \$37,550.00. Jonathan Cox made a motion to approve the contract for GIS/GPS mapping services from GMRDC. Mile Wilson seconded the motion; the motion carried unanimously.

DOT Contract for Shoal Creek Road: Mayor Cox informed the council that this is the 9/10th of a mile on Shoal Creek Road that needed resurfacing. The DOT has approved; now the City Council must approve the contract in order to go forward with the bids. The DOT will pay \$25,056.60 towards this project. Mike Sosebee made a motion to approve the DOT Contract; Jonathan Cox seconded the motion; the motion carried unanimously.

Appointments for 2006: Mayor Cox asked the Council to support him in the approval of next year's appointments. He also stated that he wanted to change titles on several positions. Mayor Cox presented the following appointments and changes: Kim Cornelison, City Administrator/Clerk; Steve Holder, Planning Director; Bonnie Warne,

Planning Administrator; Gary Barr, Water & Sewer Superintendent; G. Ben Turnipseed as City Engineer; Dana Miles as City Attorney, and Alexander, Almand & Associates as City Auditor. Mike Sosebee made a motion to approve the appointments. Jonathan Cox seconded the motion; the motion carried unanimously.

2006 Budget: Having already presented the budget in the work session, Kim Cornelison, City Clerk recapped with the council for the benefit of the public that the 2005 current year income for the General Fund is \$922,666.58, the current year expenses are \$805,386.20 leaving a surplus in the budget to date of \$117,280.38. The Clerk asked the Council to approve the 2006 budget including revenues and expenses of \$1,277,670.00. Jonathan Cox made a motion to approve the 2006 General Fund budget. Mike Wilson seconded the motion; the motion carried unanimously.

The Clerk next presented a recap for the Enterprise fund. The current year revenue for the Enterprise Fund is \$707,236.51, expenses are \$624,079.96 leaving a surplus of \$83,156.55. The 2006 Enterprise Fund budget in revenue and expenses is for \$927,050.00. The Clerk asked the Council approve this budget. Mike Sosebee made a motion to approve the 2006 Enterprise Fund budget. Tim Wimpey seconded the motion; the motion carried unanimously.

Lastly, the Clerk asked the Council to authorize the clerk to amend the 2005 budget in an effort to balance the budget as is required by law. Jonathan Cox made a motion to authorize the Clerk to amend the 2005 budget to create a balanced budget. Mike Wilson seconded the motion; the motion carried unanimously.

The approved budget is included in the work session minutes held prior to the regular meeting.

Public Hearings:

Ordinance:

An ordinance granting a franchise to Standard Telephone Company, its successors and assigns, to construct, erect, operate, maintain, and own a communications system in, upon, along, across, above, over and under the public ways of the City of Dawsonville, Georgia; and all such structures, appliances, and fixtures necessary or convenient for rendition of communications services, including local and long distance telephone service; to provide the conditions governing the grant of said franchise; to provide for franchise fees to be paid; and for other purposes. (Second hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Jonathan Cox made a motion to approve the second reading and adoption of the ordinance. Mike Wilson seconded the motion; the motion carried unanimously.

Ordinance:

An Ordinance regarding enforcement of the Georgia State Minimum Standard Codes for construction; and for other purposes. (Second hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Jonathan Cox made a motion to approve the second reading and adoption of the ordinance. Tim Wimpey seconded the motion; the motion carried unanimously.

Ordinance:

An Ordinance to amend the ordinance to provide for the regulation of garbage services within the City of Dawsonville municipal limits; to provide for a regulatory fee; and for other purposes. (Second hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Mike Sosebee made a motion to approve the second reading and adoption of the ordinance. Jonathan Cox seconded the motion; the motion carried unanimously. The City Clerk informed the Council that an effective date is required and asked to council to approve January 1, 2006. Jonathan Cox made a motion to make the effective date of the ordinance January 1, 2006. Tim Wimpey seconded the motion; the motion carried unanimously.

Ordinance:

An Ordinance to repeal the current hotel-motel excise tax; provide for a hotel-motel excise tax; to provide for definitions; to provide for the rate of levy; to provide for the collection of the tax by the operator; to provide for a certificate of the taxing right; to provide for a due date and require reports; to provide for a collection fee for operations; to provide for a determination if no return is filed; to provide for a notice of determination of no return having been made; to provide for interest on the amount of tax found to be due; to provide for required records; to provide for administration and enforcement; to provide for action for the collection of the tax; to provide for successors or assignees of the operator to be bound for the tax; to provide for an effective date; to repeal conflicting ordinances; to provide for severability; and for other purposes. (Second hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Jonathon Cox made a motion to approve the second reading and adoption of the ordinance. Mike Sosebee seconded the motion; the motion carried unanimously.

Dana Miles addressed the Mayor and Council asking on behalf of he and Steve Holder, Planning Director, that the agenda regarding the annexations be reordered so that Steve Holder could show you the progression of annexations on a large map Steve has displayed. Agenda items E, F and G would progress as listed. Item H, Annexation request ANX 05-020 needs to be postponed because a current plat and legal description is not available at this time on just the property that is located within the confines of Dawson County. The applicant has withdrawn that property which lies within Lumpkin County. Continuing with agenda item J, K, M, I, L, H, N, O, P, Q, and concluding with R.

Annexation:

To hear Annexation Petition 05-006: Nancy & Michael McCue have made a request to annex 0.88 acres of TMP 90-10. The subject property is located at 539 Gold Bullion Drive West and is zoned RPCD Residential Planned Community Development) and will remain likewise classified under the City of Dawsonville's zoning classification as PUD (Planned Unit Development) upon annexation. (Second hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Jonathan Cox made a motion to approve the second reading and adoption of the ordinance. Mike Sosebee seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 05-004: James & Theresa Stepp have made a request to annex 1.836 acres of TMP 94-007. The subject property is located at 2411 Perimeter Road and is zoned R-1 and will remain R-1 upon annexation. (Second hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Jonathan Cox made a motion to approve the second reading and adoption of the ordinance for annexation. Mike Sosebee seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 05-015: Bowen Family Farm, LLC has made a request to annex 150.773 acres of TMP 90-012. The subject property is located at 3089 Hwy. 9 North and is zoned AG and will be R-1 upon annexation.

Dana Miles opened the public hearing. There being no public comment the public hearing was closed. Mike Sosebee made a motion to approve the second reading and adoption of the ordinance for annexation and the rezoning of said property. Jonathan Cox seconded the motion. The vote was split with Cox and Sosebee for, Wilson and Wimpey against. Mayor Cox exercised his right to vote in the event of a tie by voting for the motion. The motion carried.

Annexation:

To hear Annexation Petition 05-017: Joyce Wallace has made a request to annex 15.344 acres of TMP 091-002A. The subject property is located at 2807 Hwy. 9 North and is zoned AG and will be zoned R-1 upon annexation.

Dana Miles opened the public hearing. There being no public comment the public hearing was closed.

Jonathan Cox made a motion to approve the second reading and adoption of the ordinance. Mike Sosebee seconded the motion; the motion carried with Cox, Sosebee and Wilson for, Wimpey against.

Annexation:

To hear Annexation Petition 05-016: Joyce Wallace has made a request to annex 14.604 acres of TMP 091-002. The subject property is located at 219 Wallace Farm Road and is zoned AG and will be zoned R-1 upon annexation.

Dana Miles opened the public hearing. There being no public comment the public hearing was closed.

Jonathan Cox made a motion to approve the second reading and adoption of the ordinance. Mike Sosebee seconded the motion; the motion carried with Cox, Sosebee and Wilson for, Wimpey against.

Annexation:

To hear Annexation Petition 05-018: Hills of Gold Creek, LP has made a request to annex 220.00 acres of TMP 100-001, TMP 100-002, and TMP 100-026. The subject property is located in Land Lots 121, 122, 133, 134, 135, 136, 137, 138, 181, 182, 183, 184, 185, 186, 187, 198, and 199 and is zoned as TMP100-001 is R-1 and will remain R-1 upon annexation; TMP 100-002 is R-1 and will remain R-1 upon annexation; and TMP 100-026 is RA and will be R-1 upon annexation.

Dana Miles opened the public hearing. There being no public comment the public hearing was closed.

Jonathan Cox made a motion to approve the second reading and adoption of the ordinance. Mike Sosebee seconded the motion; the vote was split with Cox and Sosebee for, Wilson and Wimpey against. Mayor Cox exercised his right to vote in the event of a tie by voting for the motion. The motion carried.

Annexation:

To hear Annexation Petition 05-019: Hills of Gold Creek LP has made a request to annex 302.025 acres of TMP 100-002.001 and TMP 100-002.002. The subject property is located in Land Lots 138, 139, 180, 181, 182, 183, 184, 185, 186, 187, 197, 198, 199, and 200, and is zoned R-1 and will remain R-1 upon annexation.

Dana Miles opened the public hearing. There being no public comment the public hearing was closed.

Jonathan Cox made a motion to approve the second reading and adoption of the ordinance. Mike Sosebee seconded the motion; the vote was split with Cox and Sosebee for, Wilson and Wimpey against. Mayor Cox exercised his right to vote in the event of a tie by voting for the motion. The motion carried.

Annexation:

To hear Annexation Petition 05-021: Hills of Gold Creek, LP has made a request to annex 37.299 acres of TMP 100-002.001. The subject property is located in Land Lots 180, 181, 199, 200 and is zoned R-1 and will remain R-1 upon annexation.

Dana Miles opened the public hearing. There being no public comment the public hearing was closed.

Jonathan Cox made a motion to approve the second reading and adoption of the ordinance. Mike Sosebee seconded the motion; the vote was split with Cox and Sosebee for, Wilson and Wimpey against. Mayor Cox exercised his right to vote in the event of a tie by voting for the motion. The motion carried.

Annexation:

To hear Annexation Petition 05-020: Meadow Trace Inc. has made a request to annex 329.995 acres of TMP 100-2.002. The subject property is located in Land Lots 74, 75, 76, 77, 120, 121, 122, 138, and 139 and is zoned AG and will be R-1 upon annexation.

Dana Miles reminded the council that this was the annexation previously discussed that needed to be tabled. Tim Wimpey made a motion to table this annexation. Jonathan Cox seconded the motion; the motion carried unanimously.

Dana Miles reminded the Council that this is a two-step process on certain annexations. If they are going from an agricultural classification without specifically requesting anything other than R-1, then no action need be taken because our zoning ordinance requires anything agricultural to be R-1 upon annexation. However, if they are R-1 and request R-3 then you need to consider the annexation and the rezoning request.

Annexation:

To hear Annexation Petition 05-012: Samuel & Cynthia Harben has made a request to annex 2.70 acres (parcel 24 – 1.219 acres; parcel 25 – 1.472 acres) of TMP 93-24 and 93-25. The subject property is located in Land Lot 429, 1606 Perimeter Road. The property is currently zoned R-A, applicant requests a zoning classification change to R-3 upon annexation. (First Hearing).

Steve Holder presented the annexation petition and informed the Council that the Planning Commission recommended approval.

Dana Miles opened the public hearing. Robert Barnett spoke in favor of the annexation and explained to the Council that this tract adjoins the property that has been under development for a while now on Perimeter Road. The gist is the tract of land where the town homes were located on the development would be moved to the Harben's place. This would free up the current parcel and it would become a city park. The single family homes and town houses will sell for approximately \$150,000 a piece.

Jonathan Cox asked about the city park. Mr. Barnett said that the park would be about a 3 acre tract of land and can be accessed from Memory Lane. There will be no through traffic though – and the park can be accessed by the development residents from roads within the development.

Mike Sosebee asked if it was a public park or a private park. Mr. Barnett stated it would be a public park.

Dana Miles reminded the council that the only thing they can consider is the annexation and rezone and not the site plan.

Mike Sosebee made a motion to approve the first reading and adoption of the ordinance. Mike Wilson seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 05-013: Curtis Anderson has made a request to annex 2.64 acres of TMP 93-043. The subject property is located in Land Lot 511 and is located at 2202 Perimeter Road. The property is currently zoned R-1 and will remain R-1 upon annexation. (First Hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed.

Jonathan Cox made a motion to approve the first reading and adoption of the ordinance. Tim Wimpey seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 05-023: Danny Gordon Weaver has made a request to annex 1.00 acre of TMP 93-68. The subject property is located in Land Lot 501; 43 South West Border Ave., Property is currently zoned R-A and will be rezoned to R-1 upon annexation. (First Hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed.

Tim Wimpey made a motion to approve the first reading and adoption of the ordinance. Mike Wilson seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 05-024: City of Dawsonville has made a request to annex 127 acres of TMP 84-01. The subject property is located in Land Lots 573, 574, 516, and 515. The subject property is currently zoned R-1 and will remain R-1 upon annexation. (First Hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed.

Tim Wimpey made a motion to approve the first reading and adoption of the ordinance. Mike Sosebee seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 05-014: Stephanie Burt Talley has made a request to annex 1.424 acres of TMP 93-56. The subject property is located in Land Lot 513 and is located at 150 J.C. Burt Road. The subject property is currently zoned R-A and will be rezoned to R-3 upon annexation. (First Hearing).

Dana Miles opened the public hearing. There being no public comment the public hearing was closed.

Jonathan Cox made a motion to approve the first reading and adoption of the ordinance and the rezoning of same property. Mike Wilson seconded the motion; the motion carried unanimously.

Mayor's Report:

Mayor Cox recognized the staff for coordinating the Tree Lighting again this year and that it went very well. The Mayor recognized Steve Holder and his family for donating the tree, Jackie Townley Construction for helping to set the tree up and get it in place for; and for their help running the crane while the lights are strung on the tree. Special thanks to Champions Café and Gathering Place Café for donating the drinks, to United Community Bank for donating the candy canes and to Syclone Designs for taking the photos with Santa. The City's appreciation goes out to Kenny Williamson as well for lining up the entertainment, getting the stage, and for the use of his sound equipment.

Mayor Cox wrapped up by saying that we want to get as much use out of this building as possible.

The City Clerk made the Council aware that we've recently hosted Legacy Link on behalf of Congressman Deal and his efforts to get seniors signed up for their Medicare benefits. The Chamber has used the meeting facilities as well. Jonathan Cox let everyone know that CERT training is scheduled to take place every Saturday in the month of January.

Mayor Cox announced that Congressman Deal did reiterate his support and commitment to the City making this building a success as the Dawsonville Municipal Complex.

Public Comment:

None.

Executive Session:

At 7:58 p.m. Jonathan Cox made a motion to go into executive session for the purpose of discussing real estate and personnel. Tim Wimpey seconded the motion; the motion carried unanimously.

After discussion the items in executive session, Tim Wimpey made a motion to come out of executive session. Mike Wilson seconded the motion; the motion carried unanimously.

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 5, 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 future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4); and for 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).

Kim Cornelison asked the council to approve a position for administrative assistant, as explained in the budget work session the position has been provided for in the 2006 budget. Jonathan Cox made a motion to approve the position; Mike Wilson seconded, and motion carried unanimously.

Dana Miles informed the Council of a letter he received from County Attorney Joey Homans on behalf of the Board of Commissioners. The Commission wishes to enter into negotiations with the City to purchase the old fire station, the roads, and to purchase the necessary tap/s for the jail project. Dana Miles asked the Council to authorize the Mayor to proceed with an intergovernmental agreement to sell the properties referenced at, or near, appraised value. Jonathan Cox made a motion to authorize the Mayor to go forward with negotiations and enter into an intergovernmental agreement for the sale of the old fire station, the roads, and the necessary tap or taps needed to complete the jail project. Tim Wimpey seconded the motion; the motion carried unanimously.

At 8:29 p.m., after discussion the matters of executive session, Tim Wimpey made a motion to adjourn. Mike Wilson 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