

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, July 15, 2024
5:00 P.M.

1. **CALL TO ORDER:** Mayor Walden called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember William Illg, Councilmember Sandy Sawyer, Councilmember Mark French, Councilmember Caleb Phillips, City Attorney Kevin Tallant, City Manager Bob Bolz, Deputy City Clerk Tracy Smith, Public Works Director Trampas Hansard, Utility Director Jacob Barr, Finance Director Robin Gazaway, Downtown Development Director Amanda Edmondson and Planning Director Ron Haynie.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Sawyer.
4. **ANNOUNCEMENTS:** The next Food Truck Friday will be held on August 2, 2024 in combination with Public Safety night.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by W. Illg; second by M. French. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** The following individuals spoke during public input:
 - Josiah Buwalda, 148 Angela Lane, Dawsonville – He handed out a binder and flash drive to the Mayor and Council which he stated contains pictures and information concerning his reason for speaking at the meeting today. He presumed the Council is aware of the development of a neighboring property to his named Village of Maple Street and stated his purpose is to “formerly request an immediate injunction on the building permits associated with the new development both current and future”. He provided the Council with a personal backstory and stated on January 5th he came home to a “twenty inch culvert pipe and twelve foot headwall freshly installed facing our home”. He came to realize this was a detention pond being constructed to accommodate the new community and “that culvert pipe was now directed at my house onto my property”. He reported speaking with the foreman (Alex Glass) of the grading company onsite, TW Phillips, saying he was told that “the property was their main topic of concern” and “that it wasn’t going to work as engineered but the builder was warned and it was going to flood my property; not it might, it was going to flood my property”. Mr Buwalda continued saying that “on January 9th at about 5:30 in the morning, it did just that. We got about 1.84 inches of rain according to the Georgia Weather Service. I woke up to a river running through our home”. He went on to explain his efforts to locate the source and attempt to divert the water as well as contacting the County, the City, the builder, and the grading company for assistance. He stated he received apologies from the Builder, Cook Communities; however there was no offer of assistance from them and he reported their response was “our home should have never been built there six years ago”. He went on to say he received an offer from Cook Communities to purchase his home for \$60,000 below market value understanding it was a “flooded house valuation”.

Motion made by M. French to add five additional minutes to the public input time; second by W. Illg. Vote carried unanimously in favor.

He stated the home is unlivable with mold growing and their belongings are in storage containers located in their driveway. He stated the City has indicated they are advocating for him with its citizens being their highest priority, however, to his knowledge nothing has been done stating there is no plan to “fix the continued nuisance of water that comes across our property every time it rains. The builder continues to move forward with the project like nothing ever happened so this is what I ask of the City of Dawsonville as one of its own citizens, have the permits revoked until which time this is corrected and the nuisance is no longer”. He went on to say a demand letter from his attorney has been sent to the builder and their insurance company but he continued to implore the City officials to act so he could have his life and his home back in Dawsonville.

- Rachel Burton, 24 Dawson Village Way South, Dawsonville – She is representing Davis Engineering and Surveying and was unable to attend the Council meeting on June 17, 2024

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concerning ZA C2400125 and understood there to be a question concerning the starting sale price of the homes. She reported prices would start in the mid four hundred thousands.

7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a-c) made by M. French; second by C. Phillips. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting and Work Session held June 17, 2024
 - Executive Session held June 17, 2024
 - b. Approve Road Closure and Fee Waiver for Permit Application and Pavilion Rentals for Family Connection Event "A Family Fair" on August 16, 2024 – **Road Closure through Main Street Park from 5:00 pm to 11:00 pm on August 16, 2024; Permit fee waiver of \$50.00 and Pavilion Rental Fee waivers for \$225.00**
 - c. Approve 2025 Solid Waste Collection Rate and Service Charge – **2025 Solid Waste Collection rate from Red Oak Sanitation for \$15.90 per can, per month and the Service Charge for \$4.00 per can, per month**
8. **EMPLOYEE RECOGNITION:** The Mayor and Council recognized John Tatum as the June 2024 Employee of the Month and Stacy Harris as the Employee of the Quarter. City Manager Bolz announced this is the last meeting the PIN Interns, Joanna and Andrew, will be attending since their internship will soon be ending. Jon Davis was also recognized for his service to the City; he will be retiring soon.
9. **PROCLAMATION: 2024 GEORGIA RACING HALL OF FAME INDUCTEES:** Mayor Walden read the proclamation and stated the banquet will be held on August 3, 2024 where the inductees will each receive a proclamation.

PUBLIC HEARING

10. **ZSP C2400135:** Christopher Sipos has petitioned to amend the existing site plan; located at 39 Creekstone Lane (TMP 083 020). Public Hearing Dates: Planning Commission on Monday, July 8, 2024, and City Council Monday, July 15, 2024. City Council for a decision on Monday, August 5, 2024.

Mayor Walden announced the Planning Commission has postponed their decision on this item to their September 9, 2024 regularly scheduled meeting and requests a motion to postpone the item.

Motion to postpone the Public Hearing for ZSP C2400135 to September 16, 2024 regularly scheduled City Council meeting made by W. Ilg; second by C. Phillips. Vote carried unanimously in favor.

BUSINESS

11. **ZSP C2400113:** Jim Chapman Construction Group has petitioned to amend the site plan; located at 796 HWY 53 East and 2120 Perimeter Road (TMP 093 043; 093 044, 093 046, 093 047). Public Hearing Dates: Planning Commission on Monday, June 10, 2024, and City Council Monday, June 17, 2024. City Council for a decision on Monday, July 15, 2024.

Motion made by C. Phillips to approve ZSP C2400113 with the following conditions:

- Approval of the subject concept plan is contingent upon additional required approvals from Environmental Protection Division and the U.S. Army Corps of Engineers
- Approval of this concept plan is not an approval of any variances excluded from this request or other code non-compliance. Engineered plans must demonstrate compliance with all relevant City or other applicable jurisdiction codes.

Second by M. French. Vote carried unanimously in favor.

12. **ZA C2400125:** Davis Engineering & Surveying has petitioned a zoning amendment for TMP D03 014 and 092B 011; located at 401 HWY 9 North from HB (Highway Business) and LI (Light Industrial) to R-6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on Monday, June

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10, 2024, and City Council Monday, June 17, 2024. City Council for a decision on Monday, July 15, 2024.

Motion to table the decision for ZA C2400125 to the August 5, 2024 City Council meeting made by S. Sawyer; second by M. French. Vote carried unanimously in favor.

- 13. KNIGHTS OF COLUMBUS EXCEPTIONAL CHILDREN'S FESTIVAL: REQUEST FOR PERMIT WAIVER AND PAVILION RENTAL:** Motion to approve waiving the permit fee of \$50.00 and the pavilion rental fee of \$75.00 for the Knights of Columbus event as requested made by M. French; second by C. Phillips. Vote carried unanimously in favor.
- 14. ONE COMMUNITY ONE GOD TENT OF HOPE EVENT: REQUEST FOR PERMIT WAIVER AND PAVILION RENTAL:** Motion to approve waiving the permit fee of \$50.00 and the pavilion rental fee of \$75.00 for the One Community One God event as requested made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.
- 15. AMENDMENT TO THE 2023 COMPREHENSIVE PLAN:** Motion to approve the revision to the Capital Improvement Element of the 2023 Comprehensive Plan to be presented to the Department of Community Affairs for review made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.
- 16. ORDINANCE NO. 02-2024: AN ORDINANCE TO AMEND SECTION 2-110 TO PROVIDE FOR NEW RATES FOR WATER AND SEWER SERVICE; AND FOR OTHER PURPOSES:** Utility Director Jacob Barr presented the first reading of Ordinance No. 02-2024. The second reading and consideration to adopt the ordinance revision will be held at the August 5, 2024 City Council meeting.
- 17. CONSIDERATION FOR APPLICATION OF RECONNECTING COMMUNITIES GRANT:** Motion to approve applying for the Reconnecting Communities Grant made by W. Illg; second by M. French. Councilmember French asked if the amount of any potential match is known at this time. Director Edmondson stated not at this time but once an estimate was determined there could be different opportunities to have the match funded and would essentially be a part of the application process. Vote carried unanimously in favor.
- 18. DOWNTOWN HOTEL FEASIBILITY STUDY FUNDING OPPORTUNITY:** Motion to approve funding from a rural development organization to perform a downtown hotel feasibility study made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.
- 19. DOWNTOWN PLACEMAKING PROJECT CONCEPTS (PIN INTERNS):** Director Edmondson provided an overview of the PIN Internship program which the City has participated in and the downtown placemaking projects developed by the interns.

Joanna Zwemke explained her projects focused on Historical Preservation and beautification for the downtown which included streetscape murals and a historic scavenger hunt. She provided the details for both projects and discussed their overall benefits to the community. Andrew Purcell explained his projects which related to Dawsonville's Living History Trail through preserving and interpreting the history through public art. He presented a "cause and effect" installation project and a hall of local hero's project which would be included in the City's new downtown center.

Director Edmondson further spoke about another project the interns worked on together for a mural on the Food Lion building called Stories of Dawsonville which would connect to an online story map containing oral histories, documents, and other historical information utilizing public art. Ultimately, she is seeking feedback, suggestions and support for the projects in order to be able to apply for any available grants not requiring a match but have a limited timetable which could be utilized to implement the placemaking projects within the downtown.

Motion to approve support of the projects and to apply for available grants for downtown placemaking projects made by W. Illg; second by M. French. Vote carried unanimously in favor.

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WORK SESSION

STAFF REPORTS

- 20. **BOB BOLZ, CITY MANAGER:** He noted there was one leak adjustments totaling \$60.34.
- 21. **ROBIN GAZAWAY, FINANCE DIRECTOR:** Financial reports representing fund balances and activity through June 30, 2024 were provided in the packet.

MAYOR AND COUNCIL REPORTS:

Mayor Walden noted the large amount of people waiting in line at Food Truck Friday at the seafood truck and would like to advocate for a seafood restaurant downtown since he recognizes that as something the citizens would really appreciate.

EXECUTIVE SESSION

At 5:54 p.m. a motion to close regular session and go into executive session for real estate acquisition was made by M. French; second by C. Phillips. Vote carried unanimously in favor.

At 6:11 p.m. a motion to close executive session was made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

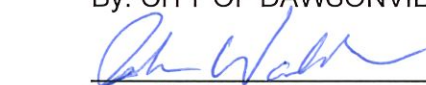
Motion to resume regular session was made by M. French; second by W. Illg. Vote carried unanimously in favor.

ADJOURNMENT

At 6:12 p.m. a motion to adjourn the meeting was made by C. Phillips; second by M. French. Vote carried unanimously in favor.

Approved this 5th day of August 2024


By: CITY OF DAWSONVILLE



John Walden, Mayor



Caleb Phillips, Councilmember Post 1



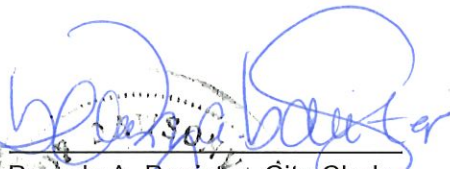
William Illg, Councilmember Post 2



Sandra Sawyer, Councilmember Post 3



Mark French, Councilmember Post 4

Attest: 

Beverly A. Banister, City Clerk



STATE OF GEORGIA
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor John Walden, Councilmember Caleb Phillips, Councilmember William Illg, Councilmember Sandra Sawyer 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 July 15, 2024.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 5:58 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);

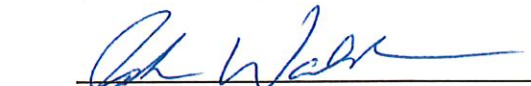
Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____;

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: _____.

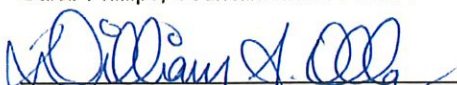
This 15th day of July 2024; By the City of Dawsonville, Mayor and Council:



John Walden, Mayor



Caleb Phillips, Councilmember Post #1



William Illg, Councilmember Post #2

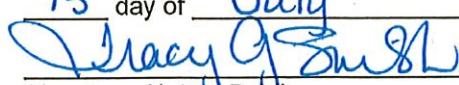


Sandra Sawyer, Councilmember Post #3



Mark French, Councilmember Post #4

Sworn to and subscribed before me this
15 day of July, 2024.



Signature, Notary Public

My Commission expires: 8.22, 2025

