

DAHLONEGA CITY COUNCIL

SPECIAL MEETING

MARCH 18, 2009

The Dahlonega City Council met in special session on March 18, 2009 at City Hall. Council Members present were Michael Clemons, Gerald Lord, Sam Norton and Ralph Prescott. Mayor Gary McCullough called the meeting to order at 4:10 p.m.

City Manager Bill Lewis advised that the City Council is required to update the City's Comprehensive Plan every five years. Planning Director Chris Head advised that GMRDC provided a lot of information to ensure compliance and they are expecting approval of the city's update from the Georgia Department of Community Affairs. Mr. Lewis pointed out some changes that were made and advised that this document is required for the city to maintain their Qualified Local Government Status. Chris Head recommended that the adoption of the Comprehensive Plan Update be postponed until the April Council Meeting to wait for final approval from the Department of Community Affairs.

A Resolution to amend the existing Downtown Development Authority Area Boundaries was presented. City Attorney Doug Parks advised that this will allow the DDA to assist NGCSU with the issuance of tax exempt bonds. This is a source of revenue for the DDA. NGCSU will pay a fee to the DDA for the issuance of tax exempt bonds for their upcoming construction projects to be located within the new DDA boundaries. Mr. Parks also advised that plans are to annex property located on Radar Ridge at a later date that will also be included in the boundaries of the DDA. After discussion a motion was made by Gerald Lord to approve the attached Resolution. This motion was seconded by Sam Norton and approved by the following vote count: Voting for the motion were Clemons, Lord and Norton. Ralph Prescott abstained.

Mayor Gary McCullough called for an Executive Session to discuss possible land acquisition. A motion was made by Gerald Lord to adjourn to Executive Session at 4:30 p.m. The motion was seconded by Michael Clemons and approved by all members present. The Executive Session was adjourned at 5:00 p.m. Mayor Gary McCullough announced that no action was taken.

A motion was made by Ralph Prescott to adjourn the meeting. This motion was seconded by Sam Norton and approved by all members present.

APPROVED BY ME THIS _____ DAY OF _____, 2009.

MAYOR

CITY CLERK

DAHLONEGA CITY COUNCIL

WORK SESSION

MARCH 18, 2009

The Dahlonega City Council met at City Hall on March 18, 2009. Council members present were Michael Clemons, Gerald Lord, Terry Peters, Ralph Prescott and Sam Norton. Mayor Gary McCullough called the Work Session to order at 5:00 p.m.

City Attorney Doug Parks advised that Ft. Benning Family Communities will present a letter of credit in the amount of \$169,000 as a security agreement for new streets and water and sewer lines at Porter Village. Inspections of the streets and water and sewer lines were performed by City Engineer Ricky Stewart. Documents will also be presented to amend the original easement for Porter Village. This will be presented for approval at the regular council meeting to be held April 6, 2009.

Sam Norton recommended that the Cemetery Ordinance be amended. Mr. Norton stated that citizens should not be required to pay a larger fee for cemetery lots because they don't own property within the city limits. Mr. Norton recommended that the ordinance be amended to state that if a citizen resides in Dahlonega for at least one year they would be qualified for the lower fee. Mayor McCullough pointed out that the concept of charging a different rate for non tax payers is common and prevalent in other cities. Over the years as the cemetery cost continue to increase the one time differential paid by the non taxpayer covers a smaller and smaller portion of the perpetual care cost. It is the consistent flow of tax dollars that keeps the cemetery revenues sufficient to cover the perpetual care costs. Council members agreed with the Mayor.

City Manager Bill Lewis asked for direction concerning the purchase of a new sound system. A quote had been received from Atha Design in the amount of \$6,797.88. Michael Clemons advised that he had researched this bid and thinks it is a fair price. The council agreed to go ahead with the bid but delete the cost for installation of the handheld microphones at this time. This will reduce the cost of the new sound system to \$5,667.88.

City Attorney Doug Parks advised that he drafted a simple ordinance to identify a specific timetable for water and sewer tap fee payments to expire. He recommended that a statement be added to the building permit that tap fees would terminate within 24 months of the date of issuance of the permit and there would be no refund of the permit cost. This amendment will be considered at the next

regular council meeting. Mr. Lewis also advised that he is working on other amendments to the Water and Sewer Ordinance to be presented to Council.

DDA Director Joel Cordle advised that the DDA has contracted with 3by400 for a web site design for the DDA. This company has proposed to redesign the city's web site for an additional price of \$1300.00. Bill Lewis advised that the city's web site needs to be updated and he recommended that this proposal be approved. Council members concurred with this recommendation.

City Attorney Doug Parks advised that all municipal governments that issue credit to customers are mandated by Federal Laws to ensure that their activities are conducted in accordance with reasonable policies and procedures designed to detect, prevent, and mitigate the risk of identity theft. The city is considered to issue credit when they provide service to utility customers for a month before they are billed for services. A resolution was presented to adopt an identity theft policy. Finance Director Chris Austin advised there will be some financial costs involved and employees will be trained on the new procedures. A new ordinance will be presented at the next regular council meeting.

City Manager Bill Lewis presented a quote in the amount of \$34,600 from Georgia Wildcat Paving to install three crosswalks in the downtown area. The budgeted amount for this project is \$25,000. Gerald Lord suggested that Ricky Stewart look at a concrete crosswalk that NGCSU had recently constructed. Mr. Stewart advised that he had spoken with Vernon Grizzle concerning this method of using concrete that is stamped with a cobble type design and the concrete is stained to obtain the coloring. Since concrete takes longer to cure the crosswalks would be constructed off site and then bonded to the asphalt. Some of the disadvantages of using concrete are that it breaks up after a period of time and the design will also chip. Georgia Wildcat Paving also proposed to remove the curbs and replace with a 6" curb. Mr. Stewart recommended that the council approve the quote from Wildcat to use asphalt since that process will give a quality job that will last. Mr. Lewis recommended award of the contract with Georgia Wildcat Paving. Council members agreed.

The council discussed a new ordinance to regulate the types of vehicles permitted in the B3 Zoning District. Michael Clemons stated that he is concerned that this ordinance would cause a hardship to delivery trucks downtown and he recommended that wording be added that local city delivery trucks would be permitted. Ralph Prescott recommended that this be monitored to see what type and size trucks are creating a problem. Ricky Stewart advised that one alternative is weight limits on trucks. Mr. Parks agreed to redraft the ordinance to be presented at the next regular council meeting.

Mayor McCullough asked if the council would agree to go back into Executive Session to discuss real estate purchase. A motion was made by Ralph Prescott to adjourn to Executive Session at 6:30 p.m. The motion was seconded by Gerald Lord and approved by all members present. The Executive Session was adjourned and Mayor McCullough announced that no action was taken.