

**DAHLONEGA CITY COUNCIL
WORK SESSION
JANUARY 7, 2008**

The Dahlonega City Council met at City Hall on January 7, 2008. Council members present were Michael Clemons, Gerald Lord, Sam Norton, Terry Peters and Guy Laboa.

Mayor Gary McCullough called the meeting to order at 5:00 p.m. Todd Barnes advised that the council was previously scheduled to take action concerning the city's Bond Resolution but the resolution is not ready at this time. Mr. Barnes distributed a copy of the draft of the Resolution and advised that he would be happy to answer any questions. Tim Grogg discussed future city water and sewer projects and advised that federal funding is very important and without this funding sewer plant upgrades may need to be delayed. Mayor Gary McCullough advised that federal funding has been authorized but it is yet to be funded.

Mr. Barnes advised that the bonds will be issued in Series A and Series B. SPLOST funds will also be used to pay a portion of the cost for the new water treatment plant construction. Mr. Barnes advised that the Bond Resolution will be ready for approval the week of January 21, 2008. Bond sales should be conducted the week of February 5. A supplemental Resolution will be required at the end of February. The Master Bond Document will require several funds to be set up including Revenue Fund, Sinking Fund and Renewal and Extension Fund. A special fund will also be required for all revenues derived from SPLOST. Mr. Barnes distributed spreadsheets for projected revenues, expenses and debt service coverage through the year 2020. The spreadsheets also gave sources for funding and the uses for the funds.

Mr. Barnes requested council members to review the draft resolution and call if there were any questions. The meeting was adjourned at 6:00 p.m.

**REGULAR MEETING
DAHLONEGA CITY COUNCIL
JANUARY 7, 2008**

CALL TO ORDER:

The Dahlonega City Council met in regular session on January 7, 2008 at City Hall. Council members present were Michael Clemons, Guy Laboa, Gerald Lord, Sam Norton, and Terry Peters. Mayor Gary McCullough called the meeting to order at 6:00 p.m. Mayor Gary McCullough opened the meeting with prayer and called on Guy Laboa to lead all present in the Pledge to the American Flag.

OATH OF OFFICE:

Council members Michael Clemons, Sam Norton and Terry Peters were sworn into a four-year term of office by City Clerk Janet Jarrard.

PUBLIC HEARING-REZONING:

A public hearing was conducted by City Attorney Doug Parks for a rezoning request submitted by Roberta Green. The application is for rezoning of 9.54 acres located on the corner of Morrison Moore Parkway and Mechanics Street. The request is to rezone from Industrial to B2-Highway Business. Joy Walker advised that a contract is pending approval of the rezoning request. Ms. Walker advised that the rezoning would be an enhancement to surrounding areas and would be used for an office/retail complex which is a more appropriate use than industrial. Mr. Parks called for comments from the public either for or against the request. Hearing no comments, the public hearing was closed and Mr. Parks asked for Planning Commission recommendations. Planning Director Chris Head advised that the Planning Commission recommended approval. Staff also recommends approval contingent upon each individual parcel receiving approval from the Dahlonega Corridor Committee. Mrs. Head advised that the property has been subdivided and will be sold as separate lots. Mayor McCullough advised that a traffic study will be completed for Morrison Moore Corridor from Chestatee Street to the Wal-Mart traffic light. After the study has been completed Mayor McCullough plans to meet with DOT representatives to request funding for some of the needed improvements. A motion was made by Terry Peters to approve the rezoning to B2 conditional upon each individual lot owner receiving approval from the Corridor Committee for their site plans. This motion was seconded by Sam Norton and approved by all members present.

MINUTE APPROVAL:

A motion was made by Sam Norton to approve the minutes of the regular council meeting held on December 3, 2007. This motion was seconded by Guy Laboa and approved by all members present. A motion was made by Sam Norton to approve the minutes of the special council meeting held on December 11, 2007. This motion was seconded by Guy Laboa and approved by all members present. A motion was made by Guy Laboa to approve the minutes of the special council meeting held on December 18, 2007. This motion was seconded by Terry Peters. It was pointed out that there was a mistake in the minutes in which the dates were listed incorrectly. A motion was made by

Guy Laboa to amend the motion to reflect this correction. The motion was seconded by Terry Peters and approved by all members present.

DEPARTMENT REPORTS:

Mayor McCullough advised that reports were received from the Dahlonega Planning and Code Enforcement Departments for activities during the month of December, 2007. Dahlonega Historical Preservation Commission Chairman Susan Newell advised that the commission met on December 19 and approved a sign application for Cohen Center located at 87 North Chestatee Street.

Dahlonega/Lumpkin County Chamber of Commerce Director Gary Powers advised that Jennifer Herring was reelected as Chairman for the Chamber Board for 2008. A seven-member Chamber Board has also been appointed. Mr. Powers announced that the Chamber Board will hold its annual retreat at the Jaycee Building. Eggs and Issues will be held January 16 at NGCSU. Senator Johnny Isakson will be the speaker for the event. The Celtic Festival will be held March 8 and 9. Tour De Georgia will be held April 25. The Finish Line for Tour De Georgia will be in Dahlonega. Mr. Powers also advised that Amy Booker has been hired as a new Chamber Staff Member. Hal Williams advised that over eleven million people viewed the Chamber's website during the year 2007.

CITY MANAGER'S COMMENTS:

City Manager Bill Lewis advised that the Lumpkin County Sheriff's Contract needs to be ratified due to changes in the payment schedule. Lumpkin County approved a new pay and classification study for employees which will change the contract price by an additional \$5,000 annually. A motion was made by Sam Norton to approve the attached contract. This motion was seconded by Guy Laboa. The motion was approved by the following vote count: Voting for the motion were Laboa, Norton and Peters. Michael Clemons and Gerald Lord voted against the motion.

Mr. Lewis presented the attached GMA Resolution to authorize the lease purchase of a Kubota Trackhoe. Mr. Lewis advised that the low bid for the trackhoe was \$49,710.00. This will replace the existing trackhoe used by the water department. The old trackhoe will be transferred to the cemetery department. A motion was made by Gerald Lord to approve the Resolution to purchase this equipment. The motion was seconded by Michael Clemons and approved by all members present.

Mr. Lewis recommended that the annual contract for Tourism Development Services through the Chamber of Commerce be approved. A motion was made by Michael Clemons to approve the attached contract. This motion was seconded by Terry Peters and approved by all members present.

MAYOR'S COMMENTS:

Mayor McCullough recommended that the council's annual planning retreat be held during February. The retreat was tentative set for February 21 and 22. A special meeting was called for January 10 at 4:00 p.m. to hold a performance review for the city manager. Mayor McCullough announced that the National League of Cities Congressional City

Conference will be held in Washington March 8-12, 2008. Any council member wishing to attend needs to schedule this as soon as possible.

COUNCIL'S COMMENTS:

Gerald Lord asked if the appraisal for the school property has been completed. City Attorney Doug Parks advised that this should be completed soon.

CITIZEN'S COMMENTS:

Hal Williams advised that merchants on the square will miss city employee Barney Reeves who has recently retired.

ADJOURNMENT:

A motion was made by Sam Norton to adjourn the meeting at 6:40 p.m. This motion was seconded by Michael Clemons and approved by all members present.

APPROVED BY ME THIS _____ DAY OF _____, 2008.

MAYOR

Attest:

CITY CLERK