

CITY OF CORNELIA
MINUTES OF MEETING
October 4, 2022

The Cornelia City Commission met in a Workshop Session on Tuesday, October 4, 2022, at 5 PM in the Cornelia Municipal Building Conference Room, 181 Larkin Street, Cornelia, GA. Mayor, John Borrow, called the meeting to order and the following Commissioners were present: Tony Cook, Janice Griggs, Mark Reed, and Don Bagwell. Also, present: City Attorney, Steve Campbell, City Manager, Donald Anderson, and City Clerk, Debbie Turner.

Mayor Borrow opened the meeting and asked City Manager, Donald Anderson to go over the items on the agenda.

Mary Beth Horton, President of the Habersham Chamber of Commerce, was present to give the third Quarter Hotel/Motel Tax Report for 2022. Ms. Horton said that expenses were \$15,787.00 and that they paid off the new website. The Visit Habersham social media page has doubled, and she included ads that were displayed. Atlanta Magazine did an insert called Destinations and Fenders as well as Tallulah Gorge were featured. Ms. Horton showed the Telly Award she received for the My Mountain Moment video. Ms. Horton said that Franklin Johnson had contacted her about the bike ride, it will be held June 4th and 5th with about 1300 bike riders. It was discussed where the bike riders could meet up, the High School was brought up as an idea. Commissioner Reed asked about the status of the Charm House? Ms. Horton read an overview of the ideas, she said that they do have the Charm House under contract, but nothing has been finalized. Commissioner Reed asked if they had looked at other places and she said they are open to other ideas if someone has another property. Her report has been made an integral part of the minutes.

City Manager Anderson stated that under old business we have the amendment to the zoning ordinance for fiber cement board, the ordinance was posted, and no comments have been heard for or against it. The applicant has requested table it, City attorney Steve Campbell said that once it is tabled, it will remain tabled. This item will be removed from the agenda. Commissioner Reed asked City Manager Anderson how much R2 property was in the City? Mr. Anderson said we have 61 ½ acres at 12 units per acre. This item was discussed again in length on what the applicant could do to make this an option for the Mayor and Commission to approve this item. The Milage rate was discussed, we will hold three Public Hearings on it. We will maintain our current milage rate at 8.5 and the city's revenue will increase by \$194,709 which is an increase of 11.33%, this is due to our tax digest increased by \$22,906.919 in 2022.

Mr. Anderson talked about Dolson Street Speed complaints, he said he has spoken with Commissioner Reed and the Public Safety Director, and they think installing stop signs at the intersection of Dolson St. and Chambers Ave. would help with the speeding.

City Manager Anderson said that in 2021 the Mayor and Commission approved the purchase of a new dump truck. After the company finally said they could not fulfill the order they looked at used ones, after finding three, the staff recommended purchasing a freightliner at a cost of \$54,500.00, if approved the 2022 budget will have to be amended to accommodate the purchase. The other items on the agenda were discussed, bids for Main Street/Foreacre crosswalk project as well as bids for Drinking Water Test Well.

The workshop was adjourned at 5:57

Debbie Turner, City Clerk

John Borrow, Mayor

CITY OF CORNELIA
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The Cornelia City Commission met in Regular Session on Tuesday, October 4, 2022, at 6 pm in the Cornelia Municipal Building Courtroom, 181 Larkin Street, Cornelia, GA. Mayor John Borrow, called the meeting to order and the following members were present: Commissioners Don Bagwell, Tony Cook, Mark Reed, and Janice Griggs. Also present: City Attorney Steve Campbell, City Manager Donald Anderson, IT Director Jeremy Dundore, and City Clerk Debbie Turner.

Commissioner Bagwell gave the invocation and Larry Whitfield led the Pledge of Allegiance.

Mayor Borrow said that we need to amend the agenda, item 6 will be taken off the agenda as the motion is tabled until it is brought before the Commission again.

Commissioner Cook made the motion to Approve the Agenda, seconded by Commissioner Bagwell. Approved 4 -0

Commissioner Bagwell made the motion to approve the August 2nd minutes as submitted, seconded by Commissioner Griggs. Approved 4 – 0

City Manager's Monthly Report

City Manager, Donald Anderson said that we have once again been awarded a CDBG Grant in the amount of \$850,00.00. The funds will used to upgrade water, sewer and drainage on Hoyt St. and Foster St., these roads have a long history of sewer issues. Mr. Anderson said that we hope to begin construction in late 2023, Carter and Sloope is working on the engineering on this project. Mr. Anderson reported that we temporarily closed the Hoyt Street Bridge to get feedback from the Public. He stated that the railroad would like to see it closed permanently, but he let them know we would have to see what the public has to say. The EDC held a groundbreaking for the new Marriott on September 26th, we have received partial plans and hope to have the final set so that permits can be issued before the end of the year. Mr. Anderson said he and the mayor hosted 4 senior students for Tallulah Falls on September 20th, they were given a tour of the Water Plant as well as being treated to lunch. Habersham Education & Research will host another showing of the documentary of Cornelia a Train Town due to overwhelming demand. City Manager Anderson said a new bench has been

installed and dedicated to Buck Snyder for his years of service to the city. The report has been made an integral part of the minutes.

Public Forum (Comments Limited to 3 Minutes)

Carolyn Quist came forward to once again oppose the rezoning of 381 Irvin Street saying that the residents in that area want something done to the property because it is an eyesore. However, what he is proposing to do is just too much for that area because it will increase traffic and become a safety concern.

Ms. Shedd came forward to commend the Mayor and Commission for temporarily closing Hoyt Street Bridge. She said it is just the way it used to be, they can sit on the porch and the grandchildren can now play in the yard. She said she hopes that it will be closed for good.

Old Business

Request to Amend Section 42-172.2 of the Zoning Ordinance- City Manager Donald Anderson said this amended will allow for prefabricated fiber cement material to be used on the front of buildings. This ordinance was posted, and no comments had been heard for or against. Commissioner Cook made the motion to amend and adopt the ordinance, seconded by Commissioner Griggs. Approved – 4 - 0

Request to re-zone 381 Irvin Street from R-1-B to R-2 Site Plan Approval **This item was removed from the agenda.**

Public Hearings

Proposed Millage Rate for 2022

New Business

Ordinance # 10-22-01, Amendment to Development Standards – City Manager Anderson stated that we have some conflicting sections to the Development Standards. He said there is one section that says final Plat needs to go before the planning board, while another section does not say that. Since this is not a zoning action, he recommends that you post the ordinance to

remove the Planning Board review requirement. Commissioner Bagwell made the motion to post, seconded by Commissioner Reed. Approved 4 - 0

Minutes of Meeting – Cornelia City Commission
October 04, 2022
Page 3 of 4

Ordinance # 10-22-02, Amendment to Development Standards – City Manager Anderson stated that currently our Ordinance requires a developer to post a bond of 100% of the construction cost under the 12-month warranty period. Some of the developers are complaining and saying that the amount of is too much. We have checked with the County and other cities and the most that is required is 25% of the construction cost. Mr. Anderson recommends that we amend the ordinance to allow for the 25% credit and post the ordinance. Commissioner Reed made the motion to post the ordinance, seconded by Commissioner Griggs. Approved 4 - 0

Final Plat Approval for BC Grant/Orchard Reserve Phase I – City Manager Anderson stated Cook Properties has completed the roads and infrastructure for Phase II of the development know as Orchard Reserve. The City Engineer has inspected the work and has provided us with the required documentation stating that the work is up to city specifications. After staff reviewed the Plat, they think it is ready for final approval. The maintenance bond is in place and the subdivision Agreement so after approval the 12-month warranty will begin. Commissioner Reed made the motion to approve the final plat, seconded by Commissioner Bagwell. Approved 4 - 0

Final Plat Approval for BC Grant/Orchard Reserve Phase II - City Manager Anderson stated Cook Properties has completed the roads and infrastructure for Phase II of the development know as Orchard Reserve. The City Engineer has inspected the work and has provided us with the required documentation stating that the work is up to city specifications. After staff reviewed the Plat, they think it is ready for final approval. The maintenance bond is in place and the subdivision Agreement so after approval the 12-month warranty will begin. Commissioner Reed made the motion to approve the final plat, seconded by Commissioner Griggs.
Approved 4 - 0

Dolson Street Speed Complaints- City Manager Anderson said that we have had some complaints about speeding on Dolson St. between Main St. and Summit St., Mr. Anderson said that he has spoken with the Public Safety Director and Commissioner Reed about the issue. Both feel that we should install stops signs at the intersection of Dolson and Chambers. Commissioner Reed made the motion to approve the stop signs, seconded by Commissioner Griggs.

Approved 4 - 0

Minutes of Meeting – Cornelia City Commission
October 04, 2022
Page 4 of 4

Quotes for Dump Truck Purchase – City Manager Anderson said that in March of 2021, the commission approved the purchase of a new dump truck. Last month the company told us they could not fulfill the order because they are no longer making new trucks. Staff made the decision to look for used trucks and have found 3 that would meet our needs, the one that could fit our needs best is a 2004 Freightliner for \$54,500.00. This truck is small and does not

require a CDL Driver, it also has a direct connection lift system which requires less maintenance. Since this was approved in 2021 the budget will need to be amended for 2022. Commissioner Cook made the motion to approve the 2004 freightliner for \$54,500. seconded by Commissioner Griggs. Approved 4 - 0

Bids for Main Street/Foreacre Street Crosswalk – City Manager Anderson said we only received one bid from Higgins Construction in the amount of \$26,375 for the project. This will be for the installation of a crosswalk and LED warning signs on Main Street in front of City Hall. Carter and Sloope has reviewed the bid and recommend approval for Higgins Construction at a cost of \$26,375. Commissioner Bagwell made the motion to approve the bid, seconded by Commissioner Cook. Approved 4 - 0

Bids for Groundwater Test Well – City Manager Anderson stated that in 2013 A & S Environmental Services, Inc. conducted a study for potential drinking water sites. Six were discovered one of which is on our property at the Water Plant. Due to a lack of funding, we have not been able to test for it but after we discovered we could use ARPA funds we budgeted to have a test well drilled on our property at the Water Plant. We received one bid from Oconee Well Drillers. Inc. in the amount of \$90,375. Carter & Sloope reviewed the bid and checked the references and recommends approval. Commissioner Reed made the motion to approve the bid from Oconee Well Drillers, Inc. for \$90,375., Commissioner Griggs seconded the motion. Approved 4 - 0

Adjourn - Commissioner Bagwell made the motion to adjourn, seconded by Commissioner Griggs. Approved 4 - 0

Debbie Turner, City Clerk

John Borrow, Mayor