

cCITY OF CORNELIA
MINUTES OF MEETING
MAY 6, 2025

The Cornelia City Commission met in a Workshop Session on Tuesday, May 6, 2025, at 5:00 PM in the Commission Conference Room, 181 Larkin Street, Cornelia, GA. Mayor, John Borrow, called the meeting to order and the following Commissioners were present: Janice Griggs, Mark Reed, Don Bagwell, and Tony Cook. Also, present: City Attorney, Steve Campbell, City Manager, Donald Anderson, City Clerk, Debbie Turner.

Mayor Borrow opened the meeting and asked if there were any changes to the agenda. City Manager Anderson said no. They discussed the amendment to the Outside Burning Ordinance, City Manager Anderson said that this will align with the website the county uses and instead of burning once a month this will give the option to burn on any day. They went over the application from Tapestry Development, City Manager Anderson said that they are asking for two things Preliminary Plat approval and Preliminary Site Plan approval. Mr. Anderson said they need to split the property and move the line in order to make it bigger to accommodate the 60 units. John Toppen was there to represent Tapestry Development, Commissioner Reed asked if they would manage it themselves, he said no it would be done through a third party. They moved on to discuss the radios for Public Safety. Mr. Anderson stated they we did have the foresight that the upgrades were coming, and we did budget for it in SPLOST. Commissioner Bagwell asked how much life was left in the existing radios, Mr. Anderson said that we have had them for 15 years and that we could surplus them. Mr. Anderson went over the Park Project change order. He stated that they need to replace an old cast iron 6" water line and install an 8" water line. Commissioner Reed asked if there would be enough drainage? Mr. Anderson said that yes it runs all the way under Sugartopia and down to the Johnson property. They went over all the items for Carter & Sloope and discussed the agreement with Carter & Sloope for the service line inventory. City Manager Anderson said that we are required to identify all lead and copper lines. Carter & Sloope has already done a desktop study of our existing water lines. Now we need to develop a plan to pothole 1,691 lines that are unknown. Commissioner Bagwell asked if when Higgins completed the project in his area did, they use pasture seed because he said the grass is out of control. Mr. Anderson said they are supposed to put in back with the same grass. Mr. Anderson asked if they had been thinking of a name for the new park. Commissioner Reed said we needed to think long and hard about that and

maybe it should be named Grant Place Park. The mayor said that he would start an email chain that night and get everyone's thoughts.

Commissioner Reed made a motion to enter into executive session for litigation and real estate, seconded by Commissioner Bagwell.

Commissioner Bagwell made a motion to exit the executive session, seconded by Commissioner Reed. Approved 4 - 0

No Action taken!

The workshop was adjourned at 6:00

Debbie Turner, City Clerk

John Borrow, Mayor

CITY OF CORNELIA
MINUTES OF MEETING
MAY 6, 2025

The Cornelia City Commission met in Regular Session on Tuesday, May 6, 2025, at 6:00 PM in the Court Room, 181 Larkin Street, Cornelia, GA. Mayor, John Borrow, called the meeting to order and the following Commissioners were present: Janice Griggs, Mark Reed, Don Bagwell, and Tony Cook. Also, present: City Attorney, Steve Campbell, City Manager, Donald Anderson, City Clerk, Debbie Turner.

Mayor Borrow gave the invocation and Commissioner Cook led the Pledge of Allegiance.

Commissioner Reed made the motion to approve the agenda, seconded by Commissioner Bagwell. Approved 4 - 0

Commissioner Bagwell made the motion to approve the April 1st minutes as submitted, seconded by Commissioner Griggs. Approved 4 - 0

City Manager's Report - Higgins Construction is almost finished with the installation of the drainage and the grading for the new park. Once this is done, he will demobilize until after the Music Festival on May 17th. Public Works has completed the demolition of the property on the corner of Martin Luther King and Rosa Parks. This property will be used for parking for the new park. For now, it will be a gravel parking lot until we can budget to construct the permanent parking lot. We are working diligently to get the Splash pad ready for the season. We are a few weeks behind when we normally open it. This is because our employees had to replace the pumps and controls, and it has taken longer than anticipated. We hope to be ready to open within the next couple of weeks. We held the second of three Community Housing Town Hall meetings on April 21st. The meeting was held at Shady Grove Baptist Church and was very well attended. The final meeting will be tomorrow at Fender's Alley from 11:00 AM to 1:00 PM. This report is made an integral part of the minutes.

Public Forum

Mark Rosco came forward to ask for help for the homeless, he stated that he is homeless, and originally from Rabun County. Mr. Rosco asked that the city donate some land for a homeless camp. Mayor Borrow thanked him for coming.

Dawn Tariff came forward to also ask that the city donate land, she stated that

Blake Foster has helped her for the past 4 months and has even helped her to get a job.

Blake Foster came forward making another appeal for a homeless park. Mayor Borrow said that homelessness is a much bigger issue than just the city. Mr. Foster said that he had come last year in July to appeal to you for a place for the homeless to go and has never received an answer. He said he would like an answer now. Mayor Borrow said that we all share your heart and are sympathetic to your concerns but as a city we focus on services such as water, fire, roads and law enforcement. Mayor Borrow said if you want an answer tonight, we don't have one. Mr. Foster said he is once again coming to you to make a second appeal. Mayor Borrow said they would talk about it but just know you may come back, and it might not be the answer you are looking for. Mayor Borrow thanked him for coming.

Mary Davidson came forward to ask again that something be done at her location Smash It located on Irvin Street. Ms. Davidson said that since the boxing side of the business has opened there are sometimes up to 20 kids that are running across the street. She asked that we consider putting in a three way stop or anything to prevent someone from getting hit. Ms. Davidson said give her a can of spray paint and she will paint some lines if nothing else. Mayor Borrow said that they would come up with something and thanked her for coming.

Old Business

Ordinance # 04-25-01, Amendment to Chapter 24 of the Municipal Code

This ordinance will do away with the restriction of only issuing burn permits on the first weekend of the month. It requires citizens wishing to obtain a burn permit to do so online at <https://app.georgiaburnpermits.com>. The ordinance was posted at the April Commission meeting and we have received no comments for or against the changes. Commissioner Bagwell made the motion to approve the ordinance, seconded by Commissioner Griggs. Approved 4 - 0

Public Hearings

Preliminary Plat Approval and Preliminary Site Plan Approval

Mayor Borrow opened the public hearing for a request by the Tapestry Development Group to move a property line in order to add square footage to Lot B. The request also includes consideration Preliminary Site Plan for a 60-unit multi-family development. The property is zoned Office Professional, and multi-family is an allowed use in this zoning district. The Planning Commission held a public hearing on this request on April 17, 2025, and recommended approval of this request. Mayor Borrow closed the public hearing.

Commissioner Bagwell made a motion to approve the preliminary plat approval and preliminary site plan, seconded by Commissioner Griggs. Approved 4 - 0

New Business

Quote for New Public Safety Radios

Habersham County's new E911 radio system project is almost complete, which means we need to purchase new radios for our Public Safety Departments to be compatible with the new system. The cost for the new radios will be \$390,907.18. Fortunately, we were aware that this project was coming so we did budget \$450,000 in the current SPLOST for this equipment. Commissioner Bagwell made a motion to purchase the new radio's, seconded by Commissioner Griggs. Approved 4 - 0

Park Project Change Order for Water Line Replacement

When we shut off the 6-inch water main on Martin Luther King to cut the old service lines to the park property it shut off the water to all the commercial buildings on Clarkesville Street between Chattahoochee and Main Street, including the Depot. We also discovered that this water line is a very old cast iron line and in need of replacement. The line should be replaced prior to the construction of the parallel parking spaces on Clarkesville Street. Higgins Construction has given a price to of \$178,220 to replace this existing line. Carter & Sloope has reviewed the proposal for the new water main and recommends a change order to the contract with Higgins Construction in the amount of \$178,220 to complete

this work. Commissioner Cook made a motion to approve the Park Project change order, seconded by Commissioner Reed. Approved 4 - 0

Agreement with Carter & Sloope for Park System Masterplan

Carter & Sloope will work with a Landscape Architect to develop a high-level schematic masterplan for our park network. The plan will identify opportunities to improve connectivity, enhance pedestrian and bicycle access, align programming across facilities, and support broader community planning goals. It will address the integration of new or future facilities, wayfinding strategies, and access improvements. The fee for these services will be \$78,600. This project was not planned when the 2025 budget was approved so a budget adjustment to move money into the General Fund Budget from our reserve funds is needed. Commissioner Griggs made a motion to approve necessary budget adjustment, seconded by Commissioner Bagwell. Approved 4 - 0

Agreement with Carter & Sloope for Water Loss Analysis

The 2021 Water Loss Control Program requires the city to prepare a real water loss component analysis. The purpose of this is to provide a utility-tested software tool to identify economic options for real loss reduction through improved speed and quality of leak repair, proactive leak detections, and pressure management. Carter & Sloope will perform the necessary tasks to complete this analysis on an hourly basis not to exceed \$20,000. Commissioner Bagwell made a motion to approve the agreement Carter & Sloope, seconded by Commissioner Reed. Approved 4 - 0

Agreement with Carter & Sloope for Service Line Inventory

The city is required to identify all lead and copper water lines so that they can be replaced. Carter & Sloope has already completed a desktop study of our existing water lines. Now we have to develop a plan to physically pothole the 1,691 unknown water service lines. We do have a \$244,000 GEFA loan with \$109,800 in Principal Forgiveness for this project. The cost for them to complete this project will be \$191,600. Commissioner Reed made a motion to approve the agreement, seconded by Commissioner Griggs. Approved 4 - 0

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Executive Session was held in the workshop. No Action Taken.

The meeting adjourned at 6:47

Debbie Turner, City Clerk

John Borrow, Mayor

CITY OF CORNELIA, GEORGIA

AFFIDAVIT OF PRESIDING OFFICIAL(S) FOR A CLOSED PUBLIC MEETING

While in Regular Session, the motion was made to enter an Executive Session to discuss certain matters in a closed session.

() To discuss with the council pending and/or potential litigation, settlement claims, administrative proceedings, or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).

() A meeting to discuss the purchase, disposal of, or lease of property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).

() A meeting discussing the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

() Discussion in Executive Session of Records that are otherwise protected from disclosure under the Open Records Act as pursuant to O.C.G.A. Section 50-14-3- (b)(4).

X The subject matter of the Executive Session of the Regular Session was devoted to matters within the exceptions provided by law.

___ Because of events occurring during the closed session, I am unable to affirm the subject matter of the Executive Session of the Regular Session was devoted to only matters within the exceptions provided by law.

John Borrow, Mayor, City of Cornelia

Sworn to and subscribed before me this June 3,
2025

Notary Public