

Council:

Mayor – Toby P. Bradberry

Post 1 – Eric Carlson

Post 2 – Jason Presley

Post 3 – Ann Evans

Post 4 – Paul Dotterweich

Post 5 – Violet Dawe

Town of North High Shoals

Small Town, Big Heart

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OFFICIAL MINUTES
TOWN OF NORTH HIGH SHOALS, GEORGIA
COUNCIL MEETING
September 16, 2019

Council Present: Toby Bradberry, Eric Carlson, Violet Dawe, Ann Evens, Jason Presley

Visitors: Jane Bath, Landscape Architect
Hilda Kurtz, Newly elected council member
David Lawrence, Past council member
Jeff Thomas, Former mayor

Mayor Toby Bradberry called the meeting to order at 7:33pm. He reminded everyone that the meeting was being video recorded. He declared a quorum and welcomed all visitors to the meeting.

Council Member Dawe requested the presentation by Jane Bath on the proposed landscape plan be moved to the top of the agenda. As Jane indicated she was not feeling well, Mayor Bradberry concurred it was a good idea. Council Member Evans requested the proposal for Wade's Way subdivision be moved to second on the agenda. Mayor Bradberry confirmed with Jeff Thomas that it was okay to move him forward on the agenda. Newly elected Council Member Kurtz inquired about addressing the council and Mayor Bradberry recommended she introduce herself in the citizens comment section of the agenda. Newly elected Council Member Kurtz agreed. Mayor pro tem Evans made a motion to accept the agenda with the stated changes. Council Member Dawe seconded the motion and it passed with no objections.

At this time Council Member Presley informed Mayor Bradberry that he had to leave the meeting at approximately 8:30pm. As council would still have a quorum in his absence, Mayor Bradberry had no objections.

Mayor Bradberry called for the Presentation of the Draft Minutes from the previous meeting. After allowing time for council to review the minutes, Council Member Dawe requested adding the word 'trash' in front of the word 'cans' on page four in the paragraph discussing garbage pickup. Mayor pro tem Evans made a motion to accept the minutes with the addition of the word trash in two places on page four. Council Member Carlson seconded, and the motion was passed unanimously.

Council next reviewed the financial statement from the previous month. Mayor Bradberry asked Clerk Wilson if there was any interesting that council needed to pay attention too. Clerk Wilson replied it was business as usual. Council Member Dawe requested on future financial statements the abbreviation for Old Town Hall (OTH) be spelled out for reference. Mayor Bradberry concurred and stated that the naming of the New Town Hall was on the agenda for tonight. Then he inquired about SPLOST expenses for the month and council reminded him that SPLOST money was used for the TV, air filters, and an electrician. Council Member Dawe thanked Mayor pro tem Evans for getting the filters and Mayor Bradberry thanked Council Member Presley for his work on acquiring the TV. Council Member Carlson inquired how often the Oconee County Sheriff is patrolling. Clerk Wilson responded with an average six

times per month and let council know that on his last patrol he issued two citations and two warnings. Mayor Bradberry asked Clerk Wilson to keep a log of what types of citations were being issued. Council Member Carlson made a motion to accept the financial statement. Council Member Dawe seconded the motion and it passed with no objections.

Next, new Council Member Hilda Kurtz introduced herself. She is a Professor of Geography at the University of Georgia. She has lived in town for over eleven years and currently lives in the Hickory Ridge neighborhood with her husband and two sons. Newly elected Council Member Kurtz has followed Oconee County politics from a distance, and she is excited to get involved with the Town Council. Mayor Bradberry thanked her for her interest in becoming involved with the town and expressed his wishes that she could start immediately. He informed council that they had to wait at least until after the November election and most likely wait until January for her to join.

Item 1: Landscape plan for the New Town Hall—Presentation by Jane Bath

Council members listened to a presentation by landscape architect Jane Bath. She introduced herself as being a member of the community for thirty-eight years and having completed over landscape 4,000 jobs. Bath went over her landscape plan for the Community Center (New Town Hall). She emphasized maintaining a proper watering schedule for the first couple of years, getting our current lawn maintenance team to do the planting, sticking to the plant list she provided, and purchasing the plants from local nurseries. She advised against putting in an irrigation system but instead sticking to a good watering plan and mulching schedule for the first couple years. She also warned against individual town members planting flowers unless they are committed to taking care of them. Bath recommended painting the portico area black or red to make it stand out to avoid potential hazards and painting entrance and exit arrows on the entrance and exit driveways. Council Member Dawe suggested council write her a thank you note and have everyone sign it since she is working for free. Mayor Bradberry suggested paying her or making a donation in her name. He reminded council that they needed to act quickly on this or wait another year due to the planting schedule.

Item 2: Wade's Way Subdivision—Proposal presented by Jeff Thomas

Local citizen Jeff Thomas made a presentation to council members regarding the division of a piece of land own by his mother. He began by stating the land was named Wade's Way after a road that runs through the property. Thomas then gave background on the project including which family members own parcels of land near the property in question. He stated the family wanted the land to be divided up amongst family members equally according to the value of the land, not necessarily the size of the property. Thomas went on to explain that the bottom eleven-acre tract on the left connects to Jake Sosebee's current property. The five-acre tract above it connects to Jeffery Thomas's property—the one with the cell tower on it. The third lot was given to Mary Ryan and BJ Ivie since he likes to hunt and wanted to have access to the creek. The final tract will go to Jackson. His is the largest because it contains the largest amount of flood plain. Thomas stated that has far as he knew the proposal met all the requirements for an agricultural subdivision as laid out in the ordinance passed in March of 1990. Council Member Dawe asked for clarification about a potential easement on the property. Thomas explained he was going to cut a trail along the bottom portion of Jeffery Thomas's property so that Mary Ryan and BJ Ivie could access their portion. Council Member Dawe strongly encouraged Thomas seek at easement for the trail he was planning to create. Council members continued their discussion and Thomas reinforced the notion that the land was not being subdivided to build houses on. Mayor pro tem Evans motioned to accept the proposal as presented. Council Member Presley seconded the motion and it was passed with no objections.

At this time Council Member Jason Presley excused himself from the meeting. Before he left, Clerk Wilson stepped out to notarized some documents for him. The meeting continued when Clerk Wilson returned.

Item 3: Pay for Council Members: Citizen Comment—David Lawrence

In a follow up from the last council meeting in August, local citizen and former council member David Lawrence asked council to consider financial compensation for their work. He presented information on the financial compensation for mayors and councils in nearby towns comparable to High Shoals in population and scope. Lawrence got his information from the Georgia Department of Community Affairs website. Following the presentation, Council members had a general discussion about financial compensation. Mayor Bradberry noted it was something to consider anticipating an increase in the workload from the Community Center (New Town Hall). Council Member Dawe reminded everyone that they couldn't just vote themselves a pay raise and wanted to wait to see how much the new building would cost to run. Mayor Bradberry pointed out a small amount of pay could attract more people to run for council. Council thanked him for his research and tabled the matter for further discussion.

Item 4: Rental Agreement for the New Town Hall

Before he left, Jeff Thomas informed council that if they were interested in selling the Old Town Hall that they church would be interested in purchasing it. Council Member Dawe stated she believed that the building was gift and that the Town could not sell it. If the Town wanted to give it up, the property reverted to the original owners. Mayor Bradberry asked if council had time to review the agreements sent out. Council did not have time to properly review the documents sent to them so Mayor Bradberry volunteered to combine all the agreements together and send that out for comments. A general discussion followed about what to include in the rental agreement. Mayor Bradberry emphasized the need to finalize the rental agreement at the October meeting and Clerk Wilson stated people are calling weekly about renting the facility. Council Member Dawe suggested having a work session to get all the details finalized before the next meeting. Mayor Bradberry said he would get the document together and after everyone had the chance to look at it, determine if a work session was needed. May pro tem Evans asked if the work session would have to be advertised. Council Member Carlson said yes.

Item 5: Name for New Town Hall

Council members next discussed the name for the New Town Hall. Several options were mentioned including Meeting House, Government Center, Community Center and Town Hall, Town Center, and Government Complex. Mayor Bradberry wanted the name to convey a sense of community as well as government function. May pro tem Evans made a motion to name the New Town Hall the North High Shoals Community Center. It was seconded by Council Member Carlson and it passed unanimously.

Item 6: Security System for New Town Hall

Mayor Bradberry inquired if council had a training session last month on how to use the security system. Clerk Wilson stated they went over everything and reviewed operation instructions with council members again. She stated the key fob will open the community access door, the employee door, and the bathroom door. She requested from each council member a four-digit code that would operate the key panel and be tied to their individual key fobs. Council Member Dawe asked for a set of written instructions and Clerk Wilson said she would provide her with one. Clerk Wilson reviewed how to operate the key panel including the stay feature. She confirmed that Tina had her code and that the system is ready to use.

Item 7: Garbage Pickup

Mayor pro tem Evans contacted Oconee Waste Transport, Roll-Off, and Curbside in regards to trash pick up at the Community Center. Curbside does not do dumpsters. Council then debated household size trash cans verses dumpsters. Mayor Bradberry inquired where the dumpster would be placed. Mayor pro tem Evans explained she had a discussion with Butler Landscaping and they recommended putting the dumpster off to the side and building a cover/shed for it. She suggested asking Jane for her recommendation on placement. Council Member Dawe recommended starting with household size trash cans. Mayor pro tem noted the trash cans had a lock bar on them. Discussion now turned to placement for the trash cans. Clerk Wilson reminded council that at the August meeting David Lawrence expressed his desire to no longer take care of the trash in the park and that they might need to get two cans. Council decided to start with two household size trash cans and move up to a dumpster when needed. Mayor pro tem Evans is going to get quotes from two local companies.

Item 8: Party

Mayor Bradberry suggested moving the Open House to the Spring so that all the furniture, decorations, and landscaping would be in place. Council agreed and tentatively scheduled the Open House for March 28, 2020.

Item 9: Speed Control Device Maintenance

Mayor Bradberry is concerned about the speed hump on Plantation Road. It is falling apart. Council Member Dawe confirmed that he was not referring to the electronic speed control signs. She said the company All About Asphalt put in the speed humps and does not believe the council purchased any sort of maintenance contract. She recommended researching how other communities like Athens deal with the problem. Council will investigate getting it repaired.

Item 10: Erosion Control in front of the former Town Hall

Mayor Bradberry inquired who put this item on the agenda and Clerk Wilson reminded him that it was under the Mayor's Update on the August agenda. Council Member Dawe stated that the land was eroding behind the rock wall. Clerk Wilson reminded them that they wanted the county to come out and look at it. Council Member Dawe stated she was concerned another heavy rain would wash things away. Mayor Bradberry confirmed the spot was right across from the Old Town Hall. Technically on someone else's property but also slightly in the right of way. He reminded council that in the past they voted to spend up to \$5,000 to fix the problem. Council Member Dawe recommended getting the county's engineer to come look at it. Mayor Bradberry concurred it was best to get out ahead of the problem before it started effecting the road. Mayor pro tem Evans will contact Oconee County to see what can be done.

Item 11: Signage for the New Town Hall

Mayor Bradberry is waiting on a proposal from Sign Brothers. He reminded council that they needed signs for the outside of the building and the restroom.

Item 12: Furniture for the Community Center

Clerk Wilson asked if there was an update on the furniture proposal. Mayor Bradberry is waiting on a revised proposal from McGarity's. The first proposal did not meet council's expectations. The budget still stands at \$25,000-30,000. Council Member Dawe suggested that if council did not have a new proposal within two weeks, to look elsewhere for furniture. Council then moved on to a discussion of the new table and chairs dropped off by Council Member Presley including placement and use. Council Member Carlson reinforced the idea of portability for any tables out in the front meeting space. Council Member

Dawe agreed and stated they now make very nice portable tables that she has seen recently. Mayor Bradberry went over the general layout concept for the meeting space including the number of tables and chairs. Mayor Bradberry agreed to find someone new if needed.

At this time Council Member Carlson mentioned that his wife rides her bike on the trail and that there a couple of large dead pine trees blocking the trail. Mayor Bradberry asked Clerk Wilson to get in touch with Stan Brown at Tip Top Tree Service. Council Member Carlson volunteered to contact Stan Brown.

Item 13: Renting the former Town Hall

Mayor pro tem Evans reported that the former Town Hall was exempt from many regulations regarding rental property including the requirement to have a bathroom on site. Mayor Bradberry asked if anyone had an idea of how much to charge. Council Member Dawe stated it should be a reasonable rate. Clerk Wilson asked if this was something council would consider while working on the rental agreement for the Community Center. A discussion followed on short term verse long term rentals for the space. Clerk Wilson mentioned at least one member of town, John Westman, was interested in renting the space for a men's club. Council Member Dawe stated that they need to charge a little to help defray the costs of electricity and gas. Mayor Bradberry stated he was interested in keeping the basement for storage and not renting out that space. Council members decided to create a rental agreement for the former Town Hall when they work the agreement for the North High Shoals Community Center (formerly called New Town Hall). They agreed to call the former Town Hall, Old Town Hall.

Item 14: Radiology Remote Reads

Mayor Bradberry passed around a request for a business license. He explained that the business involved a doctor reading x-rays out of his house and only had one employee. The business is located on Rays Church Road. Mayor pro tem Evans made a motion to accept the new business, Radiology Remote Reads. It was seconded by Council Member Dawe and passed with no objections.

Item 14B: Pest Control

At this time Council Member Dawe asked for an update on termite and pest control for the Community Center. Mayor Bradberry asked if council need to solicit bids and Council Member Carlson agreed it would be a good place to start. Clerk Wilson confirmed that council was discussing the Community Center and Council Member Dawe stated it would be a good idea to include the Old Town Hall. She stated the contract should be 3-5 years. Council Member Carlson pointed out that might depend on what type of treatment they get. Council Member Dawe suggested contacting 3-4 people that they know to get bids and Mayor Bradberry concurred.

Item 15: Mayor's Update:

Roadside Maintenance—Mayor Bradberry noted that road maintenance had been done recently and that everything was looking good. Clerk Wilson confirmed that we had not received a bill for that maintenance. **Clarification:** Mayor Bradberry was referring to trees being trimmed along road throughout town.

Citizen Request re Property Swap vs Minimum Acreage—Mayor Bradberry reminded council of the minimum acreage for lots in town as recently he has fielded several questions on that topic.

Eyes Out for Permitted Work Situations—Mayor Bradberry reminded council to keep a look out for work happening in town that might need a permit. If they see anything to give a call to Morgan Wheeler

(building inspector) so that he can make sure everything is in order. Council Member Dawe stated there was a house on Hillsboro down the street from Toby's house with a dumpster in the front yard recently.

Artwork for CC&TH—Mayor Bradberry let council know the framer on School Street is open for business again. He asked council to view images of historic North High Shoals on Facebook and pick some favorites so that they can be used to decorate the Community Center. Council Member Dawe reminded council of the watercolors the town owned that could be framed. Mayor pro tem Evans stated that Tommy might have some prints already pulled for council to look at. Council Member Dawe suggested including local modern artists as well. Mayor Bradberry would like to make a Wall of Fame of former mayors and council members.

At this time Mayor pro tem Evans mentioned placement of the flagpole. Mayor Bradberry suggested waiting until the landscaping was done and then picking a spot. Mayor pro tem Evans stated Lee Moody was waiting for cooler and wetter weather before placing the concrete bumpers. Council Member Dawe suggested have the ceremony for the flag at the Open House. Mayor Bradberry agreed and stated it would also be a good time to bury a time capsule.

Next Mayor pro tem brought up switching from a debit to a credit card for Clerk Wilson. Mayor Bradberry agreed and told Clerk Wilson to peruse it with the bank.

Mayor pro tem Evans made a motion to adjourn the meeting. Council Member Dawe seconded the motion and it passed without objection. The meeting ended at 10:15pm.