



260 HILLSBORO ROAD
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WWW.NORTHHIGHSHOALS.ORG

MAYOR TOBY P. BRADBERRY

POST 1: ERIC CARLSON

POST 2: JASON PRESLEY

POST 3: ANN EVANS

POST 4: HILDA KURTZ

POST 5: VIOLET DAWE

APPROVED MINUTES

TOWN OF NORTH HIGH SHOALS, GEORGIA

REGULAR COUNCIL MEETING*

July 20, 2020

Council Present: Toby Bradberry, Ann Evans, Violet Dawe, Hilda Kurtz, Eric Carlson, Jason Presley

Visitors: Josh Little (Edward Jones), Jeremy Platt, Meagan Cundiff, Fred Johnson (online)

Call to Order

Greetings and Declaration of Quorum

- Mayor Bradberry called the meeting to order at approximately 7:32pm.

Agenda Setting

- Council Member Carlson made a motion to accept the agenda as presented. Council Member Evans seconded the motion and it passed unanimously.

Presentation of Draft Minutes

- Council Member Evans made a motion to accept the minutes from the Regular Council Meeting on June 15, 2020 as presented. Council Member Kurtz seconded the motion and it passed unanimously.

Presentation of Financial Statement

- Clerk Wilson explained to Council that there were two financial statements—one to close out FY 2020 and one to open FY 2021. The Town closed the year with an excess of \$25,000. She also explained that revenues looked down for the beginning of the FY because it was only two weeks worth of revenue instead of an entire month.
- Council Member Evans made a motion to accept the June/July financial statements as presented. Council Member Kurtz seconded the motion and it passed with no objections.

Citizen Comments on Non-agenda Items

- Jeremy Platt—lives at 349 Jefferson Road—concerned about people speeding in front of his property; going over 60 MPH.
 - He would like to see another speed bump in that area and the stop sign replaced at Dickens Lane
 - Council Member Dawe suggested painting slow down on the roadway and increasing law enforcement in the area
 - Discussion followed about ways to prevent people from avoiding speed bumps including adding a roundabout or 4 way stop
 - Council Member Carlson made a motion to add and speed bump and radar sign to Jefferson Road. Council Member Dawe seconded the motion and it passed with no objections.

*Due to COVID-19 restrictions the meeting was held virtually using GoToMeeting.

UNFINISHED BUSINESS

Item 1—Edward Jones presentation by Josh Little

Josh Little introduced himself to Council and informed the council members that he had a packet of information for each of them. The main goal of his presentation was to go over his process and get an idea of what Council's goals/desire outcomes were for investments. Discussion followed:

- Council Member Dawe stated she thought the money could be put to be better use because the money was earning next to nothing at the bank. Some of the conditions for the money is that it had to be safe investment because it was taxpayer money and it had to be easily accessible in case of an emergency.
- Clerk Wilson informed Little that the accounts referenced include the money market account currently at \$167,000 earning .25% interest. Also, Council set a minimum threshold for the main checking account at \$150,000 and any excess money from that account could be moved into a money market account or another fund.
 - Mayor Bradberry also mentioned that the Town has a SPLOST account with about \$215,000 in it currently. We are also set up to receive additional SPLOST funds that trickle in at about 10-15k per month. This fund would have to be more liquid to pay for projects.
- Little asked Council what they would like to see the investment accomplish (currently the money market)
 - Mayor Bradberry said as much growth as possible.
- Council Member Carlson asked Little about his experience with municipalities and if he had any current clients that were municipalities. Based on his research, he believes the Town is limited as far as risk and liquidity because it is taxpayer money.
 - Little explained that the Town is limited to investment grade options and Treasury notes and bonds. He recommended purchasing a bond ladder, so the money matures at different times.
 - Council Member Dawe asked what the penalties were if the Town had to access the money early. Little replied that the Town would just have to sell the bond on the open market at the current rate.
 - Council Member Carlson asked if there were any limits on the longest time limit allowed for a bond. Council Member Dawe recommended asking the Georgia Municipal Association.
- Council Member Kurtz suggested a work session for Council to discuss their individual about how much risk to take on based on the questionnaire provided by Little. Mayor Bradberry asked if Little wanted to revise the questionnaire. He stated the form was still useful as is.
- For next steps, Little asked Council to prepare a document outlining how much money they wanted to invest in each bond ladder.
- Mayor Bradberry asked Little if he thought the November election would have any impact on the markets. Little replied no because of the conservative nature of the Town's investments.

Item 2—Switching Banks from Oconee State Bank to Robins Financial Credit Union

Mayor Bradberry asked if Council wanted to keep a money market account open independent of investments at Edward Jones. Council Member Dawe asked if there was a penalty for moving the money out early and Mayor Bradberry confirmed there was not. Council Member Carlson asked where the Town was going to move the money. Clerk Wilson replied the Town was going to move the money from Oconee State Bank into an account at Robins Financial Credit Union.

Council Member Dawe made a motion to move the money market account from Oconee State Bank to Robins Financial Credit Union. Council Member Kurtz seconded the motion and it passed unanimously.

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Item 3—Park Drainage Update

Clerk Wilson informed Council that crews from Georgia Civil had been on site for three days. They have finished their survey work and the next step to send us the survey and reach out to us about design ideas.

NEW BUSINESS

Item 4—Citizen Concern RE Violation of Gun Ordinance

Mayor Bradberry gave Council an overview of an email received from Fred Johnson regarding violation of the Town's gun ordinance near the Dawe's farm. Johnson has requested the Town send a letter to local property owners advising them of the ordinance. Mayor Bradberry informed Council that the Town had a letter on file that could be easily updated for this situation. Council Member Kurtz asked how Council would come up with a boundary for sending the letter. Mayor Bradberry replied they would use the tax assessor's website to get names and addresses. Clerk Wilson asked if we should send one to everyone in town and Mayor Bradberry replied no—only to areas north and east of the Dawe's farm. Another option is to call the Oconee County Sheriff's Office (non-emergency number) and advise them of the situation.

Item 5—Franchise Fee for Atlanta Gaslight Update

Clerk Wilson informed Council that she spoke to the Georgia Municipal Association representative that handles franchise fees and the Town is eligible for a franchise fee from Atlanta Gaslight. Unfortunately, the Town is not eligible for any back payments from Atlanta Gaslight because it is not a state law, only an agreement. There is a boiler plate ordinance (resolution, not technically an ordinance) that the Council needs to approve that has been vetted by GMA's attorney. Clerk Wilson sent the agreement to the Town's attorney but had not heard back yet. The Town should receive 3% of revenue generated by customers in North High Shoals. Wilson sent GMA the zoning map and tax digest so the number of customers could be determined.

Council Member Dawe clarified that the agreement was a resolution not an ordinance that had to be officially advertised and added to the Town's official list of ordinances. Council Member Kurtz requested the vote on the agreement wait until the next meeting so that the Town's lawyer could look it over. The agreement was tabled until the August meeting.

Item 6—Hickory Ridge Entrance Drain

Mayor Bradberry summarized the ongoing situation to fix the first entrance into Hickory Ridge from Elder Road headed to Georgia 53. Oconee County provided the Town with two estimates to fix the problem with the drain—one for \$8,000 and the other for \$14,000. Mayor Bradberry would like to get some clarification on the bids and work before the Council votes. Council Member Dawe asked if they were removing the grate and Mayor Bradberry clarified that it would look exactly as it does now with new concrete that is more durable. She also asked if the grate works efficiently with its current design or does the size of the grate need to be altered. Council Member Kurtz reminded Council that school buses frequently go through the neighborhood and that the work needed to be time appropriately.

Item 7—Gober Road Driveway Permit

Mayor Bradberry reminded Council that the driveway was already in place and that they were approving the permit after the fact. Clerk Wilson confirmed Morgan Wheeler (Building Inspector) had already looked at the driveway but he had a few concerns about the size of the gravel in the transition between the driveway and the road.

Council Member Evans made a motion to accept the driveway permit for Gober Road. Council Member Presley seconded the motion and it passed with Council Member Dawe abstaining.

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Item 8—Building Permit 1210 Lexington Court—Detached Garage

Clerk Wilson confirmed 1210 Lexington Court was in the Steeplechase subdivision. She told Council that the applicant did not need a driveway permit because the new section of driveway does not meet the road. Council Member Kurtz wanted confirmation that the new garage did not butt up against the road and that it was not in a flood zone. The new structure does not come to the road and is not in a flood zone.

Council Member Evans made a motion to accept the permit for the detached garage at 1210 Lexington Court. Council Member Kurtz seconded the motion and it passed unanimously.

Item 9—Building Permit 201 Hillsboro Road—New deck, Driveway permit, Enclosing existing well house

Clerk Wilson summarized the applicant's request—adding a 28'x16' deck to the backside of the house, enclosing the existing well house for storage, and adding a section of driveway to make his current driveway a semicircle which would give the applicant a second access on to Hillsboro Rd. Council Member Dawe asked why the applicant included information from environmental health. Clerk Wilson explained Oconee County Environmental Health was triggered when the applicant originally wanted to add a storage building to the backyard, to make sure the structure did not interfere with the septic system. Discussion followed—Council had several questions about the permits and requested the applicant come to the meeting to answer questions.

- Applicant Ken Madison joined the meeting and provided details to Council about where exactly the new deck was going on the house (to the left as you look at the house from Hillsboro Road) and the driveway permit. Madison would like to concrete the new driveway to complete a semicircle on his property. He also mentioned using gravel if concrete was too expensive. Mayor Bradberry asked if there as an existing pipe under the new driveway area and the applicant replied yes. He also stated that in addition to enclosing the well house, he was going to replace the existing side with hardie board to match the house.

Council Member Evans made a motion to accept the building permit for the well house and the new deck for 201 Hillsboro. Council Member Presley seconded the motion and it passed unanimously.

Council Member Evans made motion to accept the driveway permit for 201 Hillsboro. Council Member Carlson seconded the motion and it passed with no objections.

Item 10—Electrical Permit 205 Hillsboro Road

Council Member Dawe noted that the application had the wrong power company. It should be Georgia Power instead of Walton EMC.

Council Member Evans made a motion to accept the electrical permit for 205 Hillsboro Road for the detached garage. Council Member Presley seconded the motion and it passed with Council Member Carlson abstaining.

Item 11—Electrical Permit 140 Shadyfield Lane

Council Member Evans made a motion to accept the electrical permit for 140 Shadyfield Lane. Council Member Kurtz seconded the motion and it passed with no objections.

Item 12—Adjusting FY20 Budget

No action required because the budget had a surplus.

Item 13—Big Budget Ideas for FY21

Ideas discussed included:

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- Mayor Bradberry suggested a band shell in the park.
 - Council Member Kurtz stated in absence of a town square, the park and new Community Center served as the center of town and a band shell would greatly add to that resource.
 - Mayor Bradberry also suggested an annual festival/holiday celebration, a hayride after the Watkinsville Christmas parade with cookies/cider at the community center
- Council Member Dawe suggested working on the greenway. Mayor Bradberry stated since that was a SPLOST project, he would like to keep that separate.
 - She also suggested community art shows/exhibits in the Community Center, dog day in the park, garage sale, car shows in the park, town bbq, municipality game event, horse trails
- Council Member Carlson suggested a community pool, craft shows, frisbee golf course
 - Build the pool on existing land or purchase new land?
- Council Member Evans suggested a water feature, new playground equipment for the park
- Council Member Kurtz suggested a harvest/fall festival but perhaps the best way to go would be to focus on a series of smaller events instead of one large event.
 - She also suggested adding bike paths, perhaps a bike parade for small children
- Citizen Fred Johnson also made some suggestion—dump day, expanded playground equipment, and a water feature for the park.
 - Mayor Bradberry asked if water feature meant fountain or splash pad. Council Member Dawe brought up cleanliness with a splash pad and Council Member Kurtz asked about insurance requirements for a water feature. Clerk Wilson reminded Council about drought guidelines for fountains.
- Clerk Wilson suggested improving the trail system in park, providing public access to the river, and creating a public dog park.
 - Council Member Kurtz suggested maybe an intern from UGA to create a trail map/signage for the trails.
 - Clerk Wilson also mentioned upgrading the benches in park

MAYOR'S UPDATE

- Zoning map—Mayor Bradberry stated one the of the properties along the northern edge needed to be fully included on the map. Discussion followed about annexing current subdivisions that are partially in and out of town.
- Discussion followed about whether a special meeting was needed before the regular meeting to discuss the Edward Jones questionnaire. Council decided an extra meeting was not necessary.
- Council Member Dawe requested the new driveway at 205 Hillsboro be seeded to prevent erosion.

Council Member Dawe made a motion to adjourn the meeting. Council Member Evans seconded the motion and it passed without objection. The meeting ended at approximately 10:00pm.

Respectfully Submitted,

Laura Wilson
Clerk, North High Shoals

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