



260 HILLSBORO ROAD
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HIGH SHOALS, GA 30645

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

DRAFT MINUTES

TOWN OF NORTH HIGH SHOALS, GEORGIA

REGULAR COUNCIL MEETING*

September 21, 2020

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

Visitors: Barbara Barber

Call to Order

Greetings and Declaration of Quorum

- Mayor Bradberry called the meeting to order at approximately 7:38pm.

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 Carlson made a motion to accept the minutes from the Regular Council Meeting on August 17, 2020 as presented. Council Member Kurtz seconded the motion and it passed unanimously.

Presentation of Financial Statement

- Clerk Wilson explained to Council that due to there being an above average number of days between the August and September meetings, some of the bills posted twice. This situation applied to the Georgia Power and the phone/AT&T internet line items.
- On the revenue side, Clerk Wilson explain to Council that the Town will only receive TVAT motor vehicle funds if someone in town purchases a vehicle. This has the potential to fluctuate from year to year. TVAT revenue typically represents about 8-9% of the budget or just over \$10,000.
- Council Member Carlson asked how much of the COVID funding was donated to the school. Clerk Wilson replied approximately \$2300 worth of supplies including face masks, sanitizer, face shields, and cleaning supplies.
- Mayor Bradberry asked if anything was new on SPLOST accounts and Clerk Wilson replied that the Town paid some bills to Georgia Civil for the park project.
- Council Member Carlson made a motion to accept the August-September financial statement as presented. Council Member Evans seconded the motion and it passed with no objections.

Citizen Comments on Non-agenda Items—none

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

UNFINISHED BUSINESS

Item 1—AT&T Tower Extension and Building Permit for Storage Structure

Mayor Bradberry informed Council that the application now included a building permit for a support structure. Clerk Wilson also informed Council that Morgan Wheeler (Building Inspector) included a list of conditions that AT&T needs to comply with during the build. Discussion followed regarding answers to questions asked at last month's meeting.

- Council Member Presley verified that the tower extension was for the existing cell tower in town at the end of Frazier Hill Road and Mayor Bradberry confirmed.
- Clerk Wilson informed Council that the new support building was only 46sq feet and as a result, did not need a permit. Clerk Wilson asked that a permit be filled out anyway so Morgan would know what was going on.
- Council Member Evans asked Clerk Wilson if she heard any concerns from residents about the cell tower and Clerk Wilson replied no, only support for increased cell service for AT&T.
- Council Member Presley verified that purpose of the extension was to provide better coverage for AT&T customers and Mayor Bradberry confirmed.
- Council Member Evans suggested reaching out to AT&T to see if they would be willing to make a donation to the science and technology room at High Shoals Elementary School.

Council Member Evans made a motion to accept the AT&T Cell Tower extension for the cell tower on Frazier Hill Road. Council Member Presley seconded the motion and it passed with no objections.

Item 2—Park Drainage Update

Clerk Wilson provided Council with updated drawings and photographs of the proposed detention basin for the Town Park. Discussion followed:

- Mayor Bradberry asked if we would keep the detention basin area mowed
- Council Member Kurtz asked what the rate of absorption is for the basin IE with X inches of rain, how long will it take to drain
 - Mosquitos are the primary concern here
- Council Member Kurtz asked about if the basin was supposed to be kept mowed or should other types of vegetation be added? Clerk Wilson commented it was her understanding that the area around the basin be kept mowed and plants could be added along the swale to help slow the amount of water flowing into the basin.
- Council Member Carlson asked where exactly the basin and swale would be located. Mayor Bradberry replied right outside of the fence for the baseball field.
- Council Member Evans asked how long it will take for silt to build up in the pump? Who cleans it?
- Council Member Kurtz inquired if the water oak near the pump for the basin would have to be removed, if so is it possible to avoid the tree?
- Clerk Wilson relayed a question from Council Member Dawe about why the water could not be pumped to the ditch at the front of the road

Item 3—Atlanta Gaslight Franchise Fee

Mayor Bradberry informed Council that we were still waiting to hear back from Atlanta Gaslight on the proposed changes to the agreement they sent over. The next step is to have our attorney talk to Atlanta Gaslight.

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Item 4—Hickory Ridge Entrance Drain

Mayor Bradberry is still trying to find out more information about the quote to fix the drain. He stated there is still time to get it done before winter. Council Member Kurtz would like to get the work done around the school bus schedule.

Item 5—Investment Options for Money Market Account

Clerk Wilson stated she is waiting for input from Council for how they want to invest the money. She reminded Council in last month's packet, there was a document that outlined eight investment options. Once Council selects which options, they would like, Clerk Wilson can go back to the Ed Jones representative to get a more concrete plan.

Mayor Bradberry recommended everyone look over the information and email Clerk Wilson their thoughts this week. Council Member Carlson stated he was in favor of the Georgia Statewide Fund.

NEW BUSINESS

Item 6—Building Permit 202 Plantation Road—Two Prefabricated Sheds

Mayor Bradberry informed Council that two new prefabricated sheds appeared at 202 Plantation Road. One of the sheds is in the front side yard and the other is at the bottom of the driveway. Morgan is concerned about the lower shed being too close to the property line and asked the homeowner to verify the property line and if necessary, move the shed. Mayor Bradberry stated because the applicant placed the sheds without getting a building permit first, a fine would be imposed. Council Member Carlson inquired how much the fine was and Mayor Bradberry stated it is double the permit fee.

Council Member Evans made a motion to accept the building permit for 202 Plantation Road. Council Member Carlson seconded the motion and it passed unanimously.

Item 7—Building Permit 3601 New High Shoals Road--Carport

Mayor Bradberry explained to Council this permit is for a carport that was attached to the rear of a house. Construction was started without a permit so a fine will be imposed. Clerk Wilson informed Council that the carport is 600 square feet. It is a basic structure with no electrical or plumbing.

Council Member Carlson made a motion to accept the building permit for 3601 New High Shoals Road. Council Member Evans seconded the motion and it passed unanimously.

Item 8—New Awning for Rear Doors of the Community Center

Mayor Bradberry explained to Council that during heavy rains water comes in the employee door. While the awning representative was there, Council Member Dawe stopped in and recommended getting a second awning over the patio area. Discussion followed about awning designs—Council reached a consensus that the flat awnings looked better for both areas. Council Member Kurtz stated she preferred the half awning over the back-patio area. She thought the full awning would make the space too dark. Clerk Wilson informed Council that the new awnings would necessitate moving some of the rear security cameras.

Item 9—New Road Signs

Mayor Bradberry informed Council that the signs the Town ordered to replace those that were missing had arrived. The missing signs in town included the stop/street sign and Jefferson Road and Dickens Lane, a slow children playing sign, and several speed bump signs. Clerk Wilson told Council that an agreement was reached with Oconee County regarding placing a radar detection sign on Elder Road in the county. The County agreed to the placement of the

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radar detection sign in exchange of the Town placing speed reduction signs at the four main arteries into Town.

Item 10—New Radar Signs

Mayor Bradberry told Council we order two new radar signs; one of which will go on Elder Road. He asked Council to think about other locations in town for the second sign. Clerk Wilson informed Council that these new signs came with tracking software. Council Member Evans suggested maybe near the rehabilitation center.

Item 11—Radar Spot on Jefferson Road for Officer Dudley

Due to people speeding on Jefferson Road near Cole Springs Road, Officer Dudley has requested the Town create a pull off on Jefferson Road so he can accurately and safely run radar. He would park his car parallel to the road. The new speed bump will also hopefully slow people down in this area as well. Mayor Bradberry does not think it will be too expensive or require a pipe but he will investigate prices.

- Council Member Kurtz suggested putting the second radar sign in this area

Item 12—Building Airbnb's

Mayor Bradberry explained to Council that Clerk Wilson fielded a phone call about regulations in Town for building an Airbnb. Discussion followed about current rules and regulations related to Airbnb. Council instructed Clerk Wilson to investigate what the Georgia Municipal Association says, what the rules are for Oconee County, and see if other towns have a template North High Shoals could use. Morgan's main concern was about sprinklers as related to life and health safety. He recommended looking at Stone Mountain's regulations as they had just finished theirs.

MAYOR'S UPDATE

- David Lawrence was hired as the handyman for the Town.
- Disc Golf Course—Mayor Bradberry is touch with a course designer and has set up a meeting with this company. Currently, the Mayor is thinking a 9-hole course and will investigate costs.
 - Council Member Kurtz asked if there were small and large courses and Mayor Bradberry replied most course had par two or three holes.
 - Mayor Bradberry stated this course would be more of a beginner's course.
- During the installation of the new speed bump, the town hopes to borrow road closed signs from Oconee County
- ReZone for Subdivision on New High Shoals Road—discussion followed:
 - Council Member Dawe is currently at the Oconee County Planning Commission meeting making her case for keeping the current zoning
 - Mayor Bradberry reminded Council the Oconee County Planning Commission will make a recommendation but Council will have the final say
 - Mayor Bradberry informed Council that he and Clerk Wilson met with the owner and his engineer to get an overview of the project. He asked that the project be tied into the Town's greenway project.
 - Council Member Carlson asked why the project was zoned R2 instead of R1 for single family homes
 - Mayor Bradberry encouraged Council to reach out to the engineer to get their questions answered
 - Council Member Kurtz asked about protections about regarding the stream that runs along the property. Clerk Wilson told Council Member Kurtz to check section 7 of the ordinance book.
 - Council Member Evans is concerned about the entrance being so close to the intersection of Elder and New High Shoals roads with the increased traffic.

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- Mayor Bradberry replied that Steven Strickland was going to request GDOT put in a three way stop at New High Shoals Road and Hwy 186
- Council Member Evans is also concerned about the lack of greenspace in the project, the lack of sidewalks, and the number of septic tanks that would be in the area
 - Clerk Wilson reminded Council that according to Town regulations, any new subdivision is required to have sidewalks
- Council Member Evans is also concerned about emergency vehicle access and the increase traffic creating a bottle neck near New High Shoals and Hwy 186
- Clerk Wilson told Council that they predicted number of increased vehicle traffic was not large enough to trigger a DOT traffic study
- Council Member Kurtz brought up concerns about increased numbers at schools. Mayor Bradberry stated that is more of a concern of the County not the Town.
- Council Member Evans asked about road upkeep in the subdivision—would a bond be provided?
- Thomas Property on Gober Road Update
 - This redivision of land was previously brought before the Council as the Wade's Way Subdivision. The division was approved by Council but since then, the family has changed the boundaries again and it is now in the hands of Oconee County for approval.
 - Council Member Evans asked if the access road was on Gober and Mayor Bradberry said yes.
 - Clerk Wilson stated it is three new owners with the land being divided into four parcels which is what causes it to go to Oconee County first. Each parcel is at least five acres which meets the zoning requirement and there are no plans to build anything on the land.
- Tree Down on Shadyfield Lane
 - Mayor Bradberry asked Council Member Presley to move a log that was laying right next to the road and would impede anyone using the shoulder or attempting to cut grass.

Council Member Kurtz made a motion to adjourn the meeting. Council Member Evans seconded the motion and it passed without objection. The meeting ended at approximately 9:07 pm.

Respectfully Submitted, Laura Wilson
Clerk, North High Shoals