



260 HILLSBORO ROAD
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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*

November 16, 2020

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

Council Absent: Eric Carlson

Visitors: None

Call to Order

Greetings and Declaration of Quorum

- Mayor Bradberry called the meeting to order at approximately 7:31pm.

Agenda Setting

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

Presentation of Draft Minutes

- Council tabled approving the minutes from the Regular Council meeting on October 16, 2020 for the following reasons:
 - Mayor Bradberry asked for a correction on page 2 regarding the wording as related to a citizen's discussion about recent thefts of political signs.
 - Council Member Kurtz asked for more detail as related to Streiter's presentation of the proposed rezone on New High Shoals Road.
 - Council Member Evans had a question about if there was an open/closed portion of the meeting
- Clerk Wilson will add more detail to the minutes from October 16th that were prepared by substitute clerk Barbara Baber

Presentation of Financial Statement

- Council Member Kurtz asked Clerk Wilson to explain the revenue section of the September-October 2020 Financial Statement. Clerk Wilson explained to Council that the Town uses last year's income to front expenses for the current fiscal year. The number in red indicate how much money the Town is expected to receive in a particular category this fiscal year.
 - Council Member Evans made a motion to approve the September-October 2020 Financial Statement. Council Member Kurtz seconded the motion and it passed with no objections.
- For the revenue side of the October -November 2020 Financial Statement, Clerk Wilson explained property tax money was beginning to come in and the Town received just over \$48,000 from the state Insurance

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Commissioner. On the expense side, Clerk Wilson reminded Council that the water leak has not been fixed sprinkler system. She also stated the nearly \$15,000 expense in Street Maintenance Repair was for the drain at the entrance of Hickory Ridge.

- As a side note, Mayor Bradberry brought up a comment made by Fred Johnson at the October Regular Council Meeting that per the intra county agreement with Oconee County, that any streets Town shares with the County, the County is responsible for all maintenance costs. Mr. Johnson believed this included the Hickory Ridge neighborhood. Mayor Bradberry and Clerk Wilson will investigate.
- The discussion about Hickory Ridge prompted Council Member Kurtz to ask Mayor Bradberry about the process of adding new streetlights to the Hickory Ridge area. Discussion followed about who would pay for new streetlights in the neighborhood. Mayor Bradberry asked that the President of the Hickory Ridge HOA come before Council to make a presentation to request assistance with new streetlights.
- Clerk Wilson informed Council that the SPLOST 2009 account had been closed. The remaining funds in the account were spent on the new awnings at the Community Center. Mayor Bradberry noted that the latest SPLOST legislation passed.
- Council Member Presley made a motion to accept the October-November 2020 Financial Statement. Council Member Evans seconded the motion and it passed unanimously.

Citizen Comments on Non-agenda Items—none

NEW BUSINESS

Item 1—Disc Golf Course Proposal

Mayor Bradberry asked the Council for their thoughts on the proposal to create an 18 hole disc golf course at the Town Park—discussion followed:

- Council Member Dawe expressed concerns that the golf course deviated from the original mission of the wooden area of the park (walking trails), about safety (people getting hit with discs), upkeep of the course, and is this best use of money (perhaps it would be better to add a basketball court, fix the volleyball court, and upgrade the softball field); Additionally, Council Member Dawe wondered if the installation of the course would cause further changes in the park—people wanting mountain bike trails, horse riding trails
 - Council Member Dawe would like more information about the construction of bridges mentioned in the proposal—ADA compliant? Foundations needed due to erosion?
- Council Member Kurtz would like to see a map of the proposal to get a better picture of how many trees would be cleared; she appreciated the concern for safety that is evident in the proposal and wondered if the walking trails could be separated from the disc golf area
 - Council Member Kurtz suggested getting a GIS intern from the University of Georgia Geography Department to map the park
 - Mayor Bradberry supported the idea of an intern
 - Clerk Wilson will work with Council Member Kurtz to create a job description for an intern
 - Council Member Dawe agreed that the winter would be a good time to start the project
 - Would the creation of 9 holes instead of 18, prohibit competitions? Make it more of a beginner course?

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- Mayor Bradberry commented that he thought the course design used the walking trails to get players from hole to hole
- Council Member Presley would also like to see a layout of course, how much is the cost of ongoing maintenance?
 - He asked if there was any further discussion on the idea of creating a community pool since there was already a disc golf course nearby; Mayor Bradberry said no
 - Council Member Kurtz commented the idea was to make the course at High Shoals different enough and encourage more people to play
- Council Member Evans thought the proposal was interesting and would like more information about maintenance costs
- Several Council Members suggested only doing 9 holes instead of 18 to cut down on costs (installation and maintenance) and to allow more compatibility with other features of the park

Item 2—Adding a Guardrail on Rays Church Road

Council Member Dawe brought up the idea of adding a guardrail on a small section of Rays Church Road. Mayor Bradberry brought up the area in question on Google Maps and discussion followed.

- Mayor Bradberry informed Council he discussed adding a guardrail here about four years ago with the then head of Oconee County roads. The head of the roads department at that time stated the area did not meet the state requirements for a guardrail.
- Council Member Kurtz asked about the process for adding a guardrail—Mayor Bradberry replied since it is a county/town shared road (assuming the maintenance agreement is true), the county would pay for it; however if the area does not meet the state requirements then the expenses would fall to the Town
- Council Member Presley asked if there were any other guardrails in the area; he also expressed concerns about the safety of a guardrail
 - Mayor Bradberry commented that the only other area in town with guardrails was near the bridge
 - Council Member Dawe believes this stretch along Rays Church Road is the only other area in town that might need a guardrail
- Council Member Kurtz suggested getting an estimate for adding a guardrail before making any decisions

Item 3—Building Short Term Rentals in Town

Mayor Bradberry explained to Council that this topic came about from a phone call of a person inquiring about building a house in town for the sole purpose of renting it out. He asked Council if they wanted to get ahead of this trend and adopt an ordinance regulating this purpose; discussion followed.

- Council Member Dawe stated that the person was essentially asking to build a hotel in town. Additionally, she believes renting out a room in one's house is a different situation because there is someone who lives there permanently taking care of maintenance issues. Council Member Evans concurred.
- Mayor Bradberry stated there might be small tax benefits for the town. He mentioned that Council Member Carlson uses AirBnB to rent out space in his home.
- Council Member Kurtz spoke in favor of creating an ordinance and recommended reaching out to the Georgia Municipal Association for guidance. She emphasized the importance of getting ahead of this issue instead of reacting to it later.
- Council Member Evans recommended talking to Morgan Wheeler about recent legislation in Stone Mountain, GA;

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- Clerk Wilson will work with Council Members Kurtz and Carlson on this issue.

Item 4—Plantation Road

Council Member Dawe reminded Council that the edges of Plantation Road need to be repaired.

MAYOR'S UPDATE

- Watkinsville Christmas Parade
 - Mayor Bradberry gave brief description of how the town participates in the parade for Council Member Kurtz. He explained the theme for this year is “Now Showing....” playing on different Christmas movies
 - Discussion followed about if the Town should participate; it was decided the Town is going to participate with Mayor Bradberry donating the use of his truck and trailer
- Mayor Bradberry informed Council that rentals for the Community Center are picking up, including a rental for Thanksgiving
- Fiber optic cable is going to be laid in Town along Hwy 186 and Gober Road to Shadyfield Lane
- Council Member Presley informed Council that the software for their surface pros, has renewed.
- Council Member Evans has been in touch with At&t about donating to the science and technology room at High Shoals Elementary School.

Council Member Evans made a motion to adjourn the meeting. Council Member Dawe seconded the motion and it passed without objection. The meeting ended at approximately 8:43 pm.

Respectfully Submitted, Laura Wilson
Clerk, North High Shoals