



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

APPROVED MINUTES

TOWN OF NORTH HIGH SHOALS, GEORGIA

REGULAR COUNCIL MEETING*

January 18, 2021

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

Council Members Absent: Hilda Kurtz

Call to Order

Greetings and Declaration of Quorum

- Mayor Bradberry called the meeting to order at approximately 7:34pm.

Agenda Setting

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

Presentation of Draft Minutes

- Council Member Evans found a typo on page 2—Eva instead of Evans
- Council Member Dawe requested TVAT on page 2 be spelled out, noted a typo on page 3—year-end not yearend, and also asked that the location of the new speedbump (Jefferson Road) be included
- Council Member Evans made a motion to accept the minutes from the Regular Council Meeting on December 14, 2020 with the stated changes. Council Member Carlson seconded the motion and it passed unanimously.

Presentation of Financial Statement

- Clerk Wilson informed Council that the water leak in the sprinkler system was repaired and it dropped the water bill back down to approximately \$25 instead of the \$100 plus; she also noted that some line items were higher than normal because it included two billing cycles
- Council Member Presley inquired about the CARES Act funding line and Clerk Wilson replied the bulk of that money was spent on PPE (personal protection equipment) for High Shoals Elementary School
- Clerk Wilson asked Council to look at the midyear budget report and noted several line items that are predicted to go over budget including attorney, Community Center water, public safety, phone/internet and streetlights
- Mayor Bradberry asked if the town was still short on revenue from automobile taxes and Clerk Wilson replied about \$2500 had come in this month.

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- Clerk Wilson stated the Walton EMC franchise fee check has come in and Georgia Power has notified the town that our check is on the way
- Council Member Evans inquired about public safety and suggested inviting the new Oconee County sheriff to a meeting to discuss increasing patrols in town.
- Council Member Evans made a motion to accept the December-January financial statement as presented. Council Member Presley seconded the motion and it passed with no objections.

Citizen Comments on Non-agenda Items—none

UNFINISHED BUSINESS

Item 1—LMIG Grant Proposal

Mayor Bradberry is still waiting to hear from Oconee County how the project to resurface Hickory Ridge will be completed and paid for. If North High Shoals will front the cost for the project and be reimbursed by Oconee County or if Oconee County will pay the upfront costs and North High Shoals will reimburse the county. Council Member Carlson made a motion to focus the LMIG money on repaving Hickory Ridge subdivision. The motion was seconded by Council Member Evans and passed unanimously.

Item 2—Repair of Plantation Road

Mayor Bradberry reminded Council that the road was resurfaced a few years ago and there is now a large drop on the edge of the road in certain areas along the road. The town received an estimate from All About Asphalt to repair the road. Council Member Dawe suggested it would be good to have someone on site to monitor the work and make sure nothing is forgotten. She is particularly concerned about the intersection of Race Track (Speedway) and Plantation roads. Mayor Bradberry agreed. Council Member Evans inquired if there were any time constraints on the project and Mayor Bradberry replied no. Clerk Wilson asked if the town was going to make the property owners aware and Mayor Bradberry confirmed the town would send out a notice once the date was known.

Council Member Carlson made a motion to accept the proposal from All About Asphalt for the repair of Plantation Road. Council Member Dawe seconded the motion and it passed with no objection.

NEW BUSINESS

Item 3—Resolutions for Appointments Clerk/Treasurer, Planning Commission, Attorney, Building Official, Mayor pro tem, and Presiding Officer

Mayor Bradberry reminded the council members to come by the community center to sign the resolutions. He also reminded council that the duties of the qualifying officer have been moved to Oconee County and no longer fall under the purview of the Town Clerk.

Council Member Carlson knows of someone in town who is interested in representing North High Shoals to the Oconee County Planning Commission. Mayor Bradberry stated it was too late to appoint this individual in 2021 as we had already asked Steve Strickland to be the representative. If the individual were still interested next year, Mayor Bradberry is in favor appointing a new person. There are no qualifications to serve and he feels it is good to increase the number of citizens participating in government.

Council Member Carlson made a motion to accept Laura Wilson as Town Clerk and Treasurer for the Town of North High Shoals for 2021. Council Member Evans seconded the motion and it passed with no objections.

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Council Member Evans made a motion to accept Steve Strickland as the representative of North High Shoals to the Oconee County Planning Commission. Council Member Presley seconded the motion. It passed with Council Members Evans and Presley and Mayor Bradberry voting yes. Council Members Dawe and Carlson abstained from the vote.

Council Member Evans made a motion to accept Joe Reitman as the attorney for North High Shoals for 2021. Council member Carlson seconded the motion and it passed with no objections.

Council Member Dawe made a motion to accept Morgan Wheeler as the Building Inspector for 2021. Council Member Evans seconded the motion and it passed with no objections.

Council Member Evans nominated Council Member Carlson as Mayor pro tem. Council Member Dawe seconded the motion and it passed with no objections.

Council Member Evans nominated Council Member Presley as Presiding Officer. Council Member Carlson seconded the motion and it passed unanimously.

Item 4—Code of Conduct and Meeting Schedule

Council Member Presley suggested moving the December 2021 meeting to December 13, 2021.

Council Member Carlson made a motion to move the December 20, 2021 meeting to December 13, 2021 and to accept the rest of the meeting dates as the third Monday of each month. Council Member Presley seconded the motion and it passed unanimously.

Council Member Presley made a motion to accept the 2021 Code of Conduct and Meeting Schedule. Council Member Carlson seconded the motion and it passed with no objections.

Item 5—Qualifying Fees

Council Member Dawe made a motion to keep the qualifying fees at \$25. Council Member Evans seconded the motion in it passed with no objections.

Item 6—HVAC Building Permit 245 Shadyfield

Council Member Carlson made a motion to accept the HVAC Building Permit for 245 Shadyfield. Council Member Evans seconded the motion and it passed unanimously.

Item 7—Building Permit Hwy 186 and Fraizer Hill Road

Council Member Evans asked if they were building a deck and Clerk Wilson confirmed they were replacing the existing deck. Clerk Wilson explained to Council that the applicant was seeking to rewire the inside, replace the existing deck, replace the existing skirting around the bottom of the trailer, and install new HVAC. There are no plumbing changes.

Council Member Evans made a motion to accept the permit. Council Member Dawe seconded the motion and it passed with no objections.

Item 8—Review of 2020 Audit

In reviewing the audit, Council Member Dawe had several questions including:

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1. Why is there a difference between the bank statement and the Town's general ledger? Clerk Wilson replied that not all the checks written in the general ledger had cleared the bank at the time the statement was printed.
2. What is the difference between total cash receipts and total cash disbursements? Clerk Wilson explained the cash receipts was everything the Town took in and disbursements was everything the Town paid out.
3. Does the Town get franchise fees from cell phone companies? Mayor Bradberry replied no, only federal taxes are paid for cell phones.

For Part V of the audit, Government Expenditures, Council Member Dawe requested a definition of all the UCOA (Uniform Chart of Accounts) codes in which the Town has an item listed.

Mayor Bradberry spoke briefly with Carrie Wilkins from Treadwell, Tamplin, and Co who just had a few questions about the Town's process of moving money between SPLOST projects. He informed Wilkins that we followed the County's process. She also suggested a second set of eyes look over finances each month. Mayor Bradberry suggested a rotating system of council members to look at bank statements and the check books. Mayor Bradberry will take January, Council Member Dawe February, Council Member Carlson March, and Council Member Evans April.

Following the discussion of the audit, council members discussed SPLOST 2021 predictions. Clerk Wilson reminded Council Member Dawe that the Town should budget projects at 80% of the expected SPLOST revenue.

Item 9—Creation of Committee for Town Mission and Vision Statements

Discussion tabled due to absence of Council Member Kurtz

Item 10—Sign Ordinance

Mayor Bradberry reminded council of the large political sign on Hillsboro Road that the Town asked the property owner to take down because it was in violation of the sign ordinance due to its size. The removal of that sign prompted some complaints about traditional political signs being left up too long. The Town sent out a postcard reminding people to remove their signs within 30 days of the election. If the reminder postcard does not prompt people to remove signs, the next step is a letter. In addition to political signs, there have been complaints about other signs in town that violate the sign ordinance. Some of these signs are grandfathered in because they predate the sign ordinance.

To resolve this situation, Mayor Bradberry proposed the Town create its own uniform signage that would hang from a pole. Businesses could purchase a space on the pole to advertise. The poles would be located on major intersections in town. Discussion followed:

- Council Member Dawe liked the uniform part of the idea; commented new signage would make things look cleaner and neater
- Council Member Carlson supported the idea but had questions about which signs the Town would legally be allowed to prohibit. Mayor Bradberry agreed the Town's attorney would have to be involved.
- Council Member Evans asked what would happen with the old signs
 - Mayor Bradberry replied businesses would have to use the new format or not have a sign
- Council Member Dawe noted the signs would have to be large enough for people to see

Council Members Dawe and Carlson agreed the idea was worth researching. Council Member Evans agreed to look into the matter.

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MAYOR'S UPDATE

- Short term Rental Ordinances
 - Council Member Carlson agreed to help research the topic.
 - Clerk Wilson briefed council members on an email from the Town's attorney that stated it was unlikely the Town could specifically prevent someone from building a house specifically for short term rentals. There is an issue in Madison currently where the city is being sued for that reason.
 - Council Member Dawe wondered if this situation falls under hotels/motels and state regulations
- Sidewalk on Hillsboro
 - The estimate to create a sidewalk on Hillsboro from Dickens Lane to the Town Park is \$95,000
 - This is an initial estimate that does not include taking down trees or moving of utilities
 - Council Member Evans asked if the estimate included a curb and Mayor Bradberry replied he did not know
 - She mentioned "Safe Route to School" an organization that helps pay for safe routes to school
 - Council Member Evans is going to research it further
- Council Member Dawe's Farm at 599 Hwy 186
 - Approximately 30 large nails or roofing nails were left in the driveway of her farm after the January 5th senate runoff
 - Council Member Dawe believes the attack was politically motivated because she had an Ossoff sign in her driveway

Council Member Carlson made a motion to adjourn the meeting. Council Member Evans seconded the motion and it passed without objection. The meeting ended at approximately 9:00pm.

Respectfully Submitted, Laura Wilson
Clerk, North High Shoals