



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

APPROVED MINUTES

TOWN OF NORTH HIGH SHOALS, GEORGIA

REGULAR COUNCIL MEETING*

February 15, 2021

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

Guests: Jason Brown (Georgia Civil Engineering), unknown caller (declined to identify self for the record)

Call to Order

Greetings and Declaration of Quorum

- Mayor Bradberry called the meeting to order at approximately 7:33pm.

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

- Mayor Bradberry requested the abbreviation PPE be spelled out
- Council Member Evans made a motion to accept the minutes from the Regular Council Meeting on January 18, 2021 with the stated changes. Council Member Carlson seconded the motion and it passed all in favor with Council Member Kurtz abstaining.

Presentation of Financial Statement

- Clerk Wilson mentioned line items public safety and street maintenance were over budget for the year
 - Mayor Bradberry asked what we spent for street maintenance and Clerk Wilson replied, new radar signs, the Hickory Ridge drain, and new road signs
 - Council Member Evans asked if we needed to adjust any money; Mayor Bradberry replied yes at the June meeting, so it is done all at one time
 - Mayor Bradberry asked why the town is over on public safety—Clerk Wilson replied we budgeted on last year's numbers which were low because he was away on training for several months
- Mayor Bradberry updated Council Member Kurtz on the request from our auditor that a second person look over bank statements and checkbooks monthly. Council Member Dawe is scheduled to look over the February statements and checkbooks.
- Council Member Kurtz asked for confirmation that the FY2020 column on the financial spreadsheet is a comparison of the same time in the fiscal year; Clerk Wilson replied yes
- Council Member Carlson asked about the COVID revenue. Clerk Wilson replied that is how much the town received total. The town spent about \$3,000 and sent the rest back to the state as instructed.

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

- Council Member Evans made a motion to accept the January-February financial statement as presented. Council Member Carlson seconded the motion and it passed with no objections.

Citizen Comments on Non-agenda Items—none

UNFINISHED BUSINESS

Item 1—Town Park Drainage Project

Mayor Bradberry introduced Jason Brown from Georgia Civil engineering to give council members an update on the Town Park drainage project. Brown provided council with an overview of the project

- A survey of the park has been completed
- Brown came out several times during heavy rain and noted water from the parking lot and field flow down into the adjacent property owner's land (Bill Sosebee)
- In meeting with Sosebee, Brown noted that Sosebee was equally concerned about runoff from Hillsboro Road and from the park
- The current version of the plans shows a swale (ditch) along his property line and the fence to pick up some of that water
- The detention pond captures all the water from the field and controls the rate of release onto Sosebee's property

Mayor Bradberry opened the discussion for questions from council members.

- Based on conversations with the town's building inspector, Morgan Wheeler, Mayor Bradberry asked Brown what the thought about opening the ditch line along Hillsboro Road
 - Brown replied the ditch is flat near the back gate to the park and water collects there
 - Brown also stated the ditch line may have always been shallow with water draining onto Sosebee's property; as the Park has been developed the rate of flow has increased
- Council Member Evans asked what the Town budgeted for the project. Mayor Bradberry replied that the Town had not budgeted for it;
- Mayor Bradberry asked all council members to make sure they understood the plans and then ask Brown to help the Town come up with a rough estimate of how much the project would cost
 - Brown thinks the cost is closer to \$50,000
- Council Member Dawe asked if the plans addressed runoff from the road as well as from the community center
 - Brown stated both
- Council Member Dawe asked if the retention (detention) pond would have a fence around it?
 - Brown replied most jurisdictions require at least 4 feet before mandating a fence. He also reminded council that as a detention pond, it would be a grassy area when there was no water draining.

Item 2—Drafting a Short Term Rental Ordinance

Mayor Bradberry introduced the topic of short term rentals and asked councils members their opinions on the example ordinances provided by Clerk Wilson; discussion followed:

- Council Member Dawe liked the language from South Fulton that the rental will not disrupt neighboring property owners (Owners Assurance)

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- Council Member Dawe also supports no street parking, owner occupied rentals or emergency contact within 5-10 minutes, fire detectors/alarms
- What kind/type of taxes would be charged? City? County? Hotel/motel?
- Council Member Evans likes the 24-hour contact person
- Length of rental, how many rental days allowed per year?
- Council Members Evans and Kurtz liked the Brookhaven example
- Council Member Carlson offered to take the lead on putting a sample ordinance together
 - He asked council members to consider what was most important or what would be the point of the ordinance and consensus was to protect neighbors, safety of renters, not profits
 - Will the owners need a business license or permit?

NEW BUSINESS

Item 3—Plumbing and Electrical Permits for 1030 Hardwood Court

In the future, council members would like more detailed information as to why the person needs a permit.

Council Member Evans made a motion to accept the plumbing and electrical permits for 1030 Hardwood Court Bishop, Georgia. Council Member Presley seconded the motion and it passed with the condition that the homeowner provide more detail as to the reason for the electrical and plumbing permits.

Item 4—Greenhouse permit for 365 Anthony Lane

Mayor Bradberry confirmed that the greenhouse had no wiring and no plumbing. Clerk Wilson explained to council that the greenhouse was already built and had been approved by Building Inspector Morgan Wheeler. The homeowner, Margo Candelario had already ordered the greenhouse kit and was awaiting delivery when she turned in the building permit. Mayor Bradberry approved the installation of the greenhouse as the homeowner was working with Morgan on the installation.

Council Member Evans made a motion to accept the greenhouse building permit application (pending the addition of a drawing of the greenhouse on site) for 365 Anthony Lane. Council Member Kurtz seconded the motion and it passed with no objections.

Item 5—Updating Livestock Ordinances

Council Member Dawe began investigating the town's livestock ordinances in response to a question from a citizen about how many goats they would be allowed to have on their property. There are key differences between the town's ordinances and those of Oconee County; all centered on how many animal units per acre are allowed. Mayor Bradberry explained the town designates how many of a particular animal is considered 1 animal unit and then defaults to the county for how many units are allowed per acre. Discussion followed about how to change the ordinance and what to change it to. Council Member Dawe agreed to work on researching new ordinances.

Item 6—Council Member Compensation Survey

Mayor Bradberry presented to Council the idea of monetary compensation for council members. Clerk Wilson put together a list of towns with populations ranging 600-800 detailing how much each council member was paid. The information came from a survey conducted by the Georgia Municipal Association in 2019. North High Shoals is one of two towns in that population range that has an unpaid council. Discussion followed

- If council is in favor of it, according to the charter, it must go through an entire election cycle before compensation would start
- Compensation might create more interest in people serving on council

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- A decision needs to be made by November for the upcoming election
- Council Member Kurtz asked how much room in the budget is available

MAYOR'S UPDATE

- Hickory Ridge Paving
 - The estimate came in at \$109,000 for Hickory Ridge only
 - Wait until next year so we can apply for and use another round of LMIG funding
 - Still need to figure out with the county how to pay for the portions in the county
- Park Benches
 - Showed council the benches that will be ordered for the park to replace the existing benches
 - New benches will have a back so need to figure out which direction they will face
 - Going to order the 6 foot size (3) in gray at \$630 each
- The corner of Rays Church Road and Hillsboro needs to be cleaned out
 - Brush and leaves are blocking the drain
 - Mayor Bradberry will also ask about the pipe under Speedway

Council Member Kurtz made a motion to adjourn the meeting. Council Member Carlson seconded the motion and it passed without objection. The meeting ended at approximately 9:13pm.

Respectfully Submitted, Laura Wilson
Clerk, North High Shoals