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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*

March 15, 2021

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

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 Carlson seconded the motion and it passed unanimously.

Presentation of Draft Minutes

- Council Member Evans noted a typo under Mayors Update for Hickory Ridge paving
- Council Member Evans made a motion to accept the minutes from the Regular Council Meeting on February 15, 2021 with the stated changes. Council Member Carlson seconded the motion and it passed with no objections.

Presentation of Financial Statement

- Clerk Wilson stated the Town was in good shape financially, notwithstanding the two accounts operating with a deficit.
- The Town is going to collect more in rental fees for the Community Center than originally budgeted due to it being rented by a local church group on Wednesday nights with the possibility of Sunday morning rentals as well.
- The first installment of the 2021 SPLOST will be in November 2021.
- Council Member Carlson made a motion to accept the February-March financial statement as presented. Council Member Kurtz seconded the motion and it passed with no objections.

Citizen Comments on Non-agenda Items—none

UNFINISHED BUSINESS

Item 1—All About Asphalt Proposal for Plantation Road

Mayor Bradberry informed the Council that Council Member Dawe walked Plantation Road with a representative from All About Asphalt to go over all the areas of the road that need fixing. This caused All About Asphalt to rework

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the estimate to consider the increased scope of work. Previously the estimate was \$3,000 and the new estimate instead was calculated by ton at \$400/ton and projected to take between 18-24 tons (\$7,200-\$9,600) to complete. Mayor Bradberry requested All About Asphalt send a revised estimate including the projected tons with the price per ton listed. Council Member Carlson concurred.

- Council Member Kurtz asked what caused the difference in the two estimates and Mayor Bradberry replied how many tons it would take to complete the job.
 - Council Member Dawe talked extensively with the All About Asphalt representative and specifically show them areas that needing correcting; especially the intersection of Speedway Road and the edges of Plantation Road.
- Council Member Evans asked if the project was coming out of LMIG money or the budget for streets and Mayor Bradberry replied it was SPLOST money. LMIG money was being saved to be combined with an LMIG grant next year for paving.

Council Member Carlson made a motion to spend up to \$10,000 with All About Asphalt to repair Plantation Road as long as the Town gets an updated estimate. Council Member Kurtz seconded the motion and it passed with no objections.

Item 2—Drafting a Short Term Rental Ordinance--Update

Council Member Carlson will have an update at the April meeting.

Item 3—Livestock Ordinance Update

Council Member Dawe reminded Council that the livestock ordinances in Oconee County allow too many animal units per acre and that it would be best for the town to write their own ordinances. She will have further updates at the April meeting.

- Council Member Kurtz concurred with Council Member Dawe that the current numbers allowed by Oconee County are not in line with the current recommendations of Oconee Extension.

Item 4—Compensation Survey

Mayor Bradberry asked if everyone had time to review the results of the compensation survey. Discussion followed about how much fair compensation would be and how it would be calculated (flat rate or per meeting attended). Council Member Carlson is curious to know the mileage rate of small towns who compensate the council. Given the pandemic, Council Member Dawe suggest it might be inappropriate for Council to give itself compensation. Mayor Bradberry reminded her that it would take a full election cycle before any compensation would begin. Clerk Wilson will verify if the Town needs to advertise the idea. The question of compensation will be on the agenda in July.

NEW BUSINESS

Item 5—Ledcor Satellite Internet Lease

Ledcor approached the Town and asked if the Town was interested in having one of their satellites installed at the Town Park to help support a chain of satellite internet hubs across Georgia. The satellite dish and equipment would require 700 square feet of fenced space for which the Town would receive \$500 per month. The company would need to access the space monthly for maintenance. Discussion followed:

- Council Member Dawe asked what frequency the dish operated at
- Mayor Bradberry reminded Council the drain field was near the proposed spot for the dish

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- Council Member Carlson asked how people would access the internet, what speeds were available and at what cost
- Could put vegetation around the fence to make it look better? Does it need a concrete pad or gravel?
- What benefits (besides revenue) does it bring to the Town? Increase accessibility?
- Is there a better location?

Item 6—Thompson Construction Business License

Mayor Bradberry introduced the business license for Thompson Construction owned by Mark Thompson. Unlike most business license applications, this business is relocating to North High Shoals. Clerk Wilson confirmed that the business was relocating to Fraizer Hill Rd, where the owner lived and there would be no impact on traffic. Council Member Kurtz requested the current business license form be updated to reflect existing businesses moving to Town and individual spaces be created on the form to answer the “description of the business” section more fully. Council Member Carlson would specifically like to know the number of employees, how traffic would be impacted, and available parking at the business location.

Council Member Evans made a motion to accept the Thompson Construction business license application (pending answers to additional questions). Council Member Presley seconded the motion and it passed with no objections.

Item 7-Berry Coating Proposal for Painting the Old Town Hall

Mayor Bradberry explained the breakdown of the quote from Berry Painting; namely there were two prices for new paint (depending on color) and a third option for repair work. To paint the building the existing color would be \$6240.00 plus \$1120.00 for the repair work. Painting the building a new color would be \$7480.00 plus the repair work. The alternate color would be white, to make it look historic. Discussion followed. Council Member Evans noticed the paint peeling when driving by and thought it would be good to take care of now before the building degraded further. Council Member Dawe commented the building was last painted when Mike Beall was mayor. Council Member Kurtz concurred that the building looked like it needed to be painted and thought it was wise to paint it now before the problems got worse and more expensive to repair.

Council Member Evans made a motion to approve the estimate for the repairs of the Old Town Hall as submitted by Berry Coating and if the estimate does not go over budget, to move forward with repainting the Town Hall. Council Member Carlson seconded the motion and it passed with no objections.

Item 8—Building Permit for 328 Jefferson Road—3-sided shed for horses

Mayor Bradberry introduced the building permit for 328 Jefferson Road (Council Member Carlson’s residence) to construct a horse run-in or 3-sided shed that allows his horses protection from the weather. Eventually Council Member Carlson would like to build a barn on his property.

Council Member Evans made a motion to accept the building permit for 328 Jefferson. Council Member Kurtz seconded the motion and it passed with Council Member Carlson abstaining.

Item 9—Building Permit for 300 Shadyfield Lane—pre-built shed

Mayor Bradberry introduced the building permit for 300 Shadyfield Lane (Council Member Dawe’s residence) to place a pre-built 16’x10’ shed on the property. Council Member Dawe confirmed there was no power or plumbing running to the shed.

Council Member Kurtz made a motion to approve the building permit for the shed at 300 Shadyfield Lane. Council Member Carlson seconded the motion and it passed with Council Member Dawe abstaining.

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Item 10—Building Permit 2541 Rays Church Road—Pole Barn

Mayor Bradberry introduced the building permit for a new pole barn at 2541 Rays Church Road by stating this property has a preexisting shed in the front side yard. Clerk Wilson further explained that when Building Inspector Morgan Wheeler went to look at the property, he discovered the homeowner had already placed the four main posts for the pole barn. The front two posts are located approximately 4.5 feet beyond the front corner of the house which places the poles halfway into the front porch extension. As it is against town regulations to place structures in the front yard, discussion followed about constitutes the front yard and what to do about the situation.

Council Member Evans made a motion to accept the building permit for a pole barn at 2541 Rays Church Road with the condition that the homeowner come to the Community Center to properly permit the front yard shed. The motion was seconded by Council Member Kurtz and it passed with Council Member Dawe abstaining.

Item 11-Speed Bumps on Jefferson Road

Mayor Bradberry informed Council that Lee Moody is no longer interested in assisting the town with projects. David Lawrence is talking to Lee to see if he can take over the installation of the speed bumps, if not, the town will have to hire someone else. Council Member Dawe suggested asking All About Asphalt and discussion followed. Council Member Kurtz asked what kind of speedbump it was, and Mayor Bradberry confirmed it was a short, two section speedbump. He also reminded Council that a new sign was going to go next to the speed bump to discourage people from driving around the speedbump into the grass/ditch area.

Mayor Bradberry made Council aware of a request for an additional speedbump between the bottom of Jefferson Road (near the Post Office) and the existing speedbump. This concern was brought about after an incident involving a child that was almost hit by a truck while existing a school bus. Council Member Kurtz recommended getting input from the neighbors before deciding if and where to place a third speedbump. The matter will be taken up at the April 19th meeting.

MAYOR'S UPDATE

- Update on possible subdivision on New High Shoals Road—it would be divided into 5 acre lots which is what the current zoning calls for
- Extra flagpole in the Town Park—Council Member Dawe is going to investigate the cost of removing the flagpole
 - If no one wants the flagpole it can be sold on a government surplus site
- Kitchen island countertop in the Community Center
 - Eric Wright provided the town three options for the butcher block style countertop and cherry was chosen
 - It will cost between \$350-450
- Hickory Ridge Streetlight Upgrade—no updates
- Disc Golf Proposal
 - Will be on the agenda for May

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 9:32pm.

Respectfully Submitted, Laura Wilson
Clerk, North High Shoals

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