



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*

June 21, 2021

Council Members Present: Mayor Toby Bradberry, Council members Eric Carlson, Ann Evans, Violet Dawe, and Jason Presley.

Council Members Absent: Hilda Kurtz

Visitors: Adam and Brittany Bracewell, Margo Candelario, Trae Candelario

Call to Order

Greetings and Declaration of Quorum

Mayor Bradberry called the meeting to order at approximately 7:40 pm and a quorum was declared.

Agenda Setting

- A change was made to move the FY 2022 Budget discussion to the end of Old Business so visitors in attendance for specific agenda items would not need to remain when their Agenda item had been completed
- One item was noted be a duplicate and was removed

Council Member Evans made a motion to accept the agenda with changes. Council Member Carlson seconded, and the agenda was unanimously approved.

Presentation of Draft Minutes

- Council Member Evans noted a spelling error. Council member Dawe noted a missing zero.

Council Member Evans made a motion to accept the minutes from the Regular Council Meeting of May 17, 2021, with the stated changes. Council Member Dawe seconded the motion. It was Unanimously approved.

Presentation of Financial Statement

- Financial statement seemed to lack the revenue from the check from GA Power for approximately 24,000. Clerk Bishop stated that she would research to find where the funds had been recorded.

Council Member Evans made a motion to accept the April-May financial statement as presented with the proviso that the GA Power funds would be properly noted in the financial statement Council Member Carlson seconded the motion. It passed with no objections.

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

Citizen Comments on Non-agenda Items

- Margo Candelario addressed the Council regarding identification of elderly citizens who would be eligible for vegetables from “The Good Neighbor Initiative” from Young Female Farmers. Some discussion followed regarding how to notify High Shoals residents of this availability. How could the Town help get the word out? Mayor recommended post cards to be sent by the Town.

Council member Evans made a motion that the Town send a mailer to all residents informing them of the project. Council Member Dawe seconded. It was Unanimously approved

UNFINISHED BUSINESS

Item 1—2180 Elder Rd – In-law suite

Resident wishes to build an In-law suite on his property. Discussion included problems that may develop in the future because this structure would go against current building requirements; namely 1 residential structure per 5 acres. After much discussion, it was determined that the issues involved needed to be presented to the Town attorney for direction and clarification, since the long-term ramifications could be significant.

Suggestions included making it a garage apartment as that has been permitted in the past, or a mobile home which could be removed when the in-law suite was no longer needed.

Another option suggested was to make the structure attached to the main dwelling.

The issue was tabled pending clarification from the attorney. A called Council meeting may be necessary.

Item 2—255 Jefferson Rd Variance for camper to be used as dwelling

Conditional variance had been approved at the April meeting pending Septic report and livability inspection by Inspector Wheeler. Septic report was presented. Clerk Bishop stated that Mr. Wheeler had inspected earlier that day and had given his verbal assurance that the dwelling was in very livable condition.

Council member Evans made a motion to grant the variance, noting that when current resident moves out, the camper would be removed from the premises. Council member Dawe seconded. Motion passed unanimously..

Item 3 – Streiter property subdivide update

Mayor Bradberry stated “We can’t not sign off on the subdivide as they have met all requirements.” It was noted that neighboring properties would have legal recourse should the mud and run-off issues cause damage. It was also noted that pictures and good documentation are on file.

Mayor Bradberry discussed his communication with the builder. Builder is willing to “do something”, but with no specificity as to what he was willing to do.

Mayor explained that the Council had done all it could in trying to mitigate damage on behalf of neighbor. He said that the Town was doing its best to protect all of residents.

Mayor Bradberry stated that he had signed the plans, since nothing more could be done to force the builder to protect the neighboring property from severe water damage in heavy rains.

Item 4—Update on painting of Old Town Hall.

Painter went back and repainted an area on the back of the building. Job is completed and satisfactory.

Item 5—Short Term Rental Ordinance

No update

Item 6—Livestock Ordinance

No update

Item 7—231 Shadyfield Lane Building Permit

Nothing new on this project. Suggestion was made that Clerk should write a letter stating what information is specifically required.

Item 8—Building Permits for 2 original lots on Shadyfield Lane

Brittany Bracewell presented plans for buildings on both properties. They requested provisional approval pending receipt of their septic reports from Oconee County. Plans were reviewed and studied by Council members.

Council member Evans made a motion to approve the buildings pending Oconee County approval and inspection by Mr. Wheeler. Council member Carlson seconded. The motion passed unanimously.

Item 9—County response regarding paving of roads that bisect Town roads.

Mayor Bradberry stated that he spoke with County officials. The County would do the paving and a bill would be submitted to the Town for the paving.

Item 10—Update on Street Lights in Hickory Ridge

Clerk Bishop stated that Georgia Power had been working on the installation. Mr. Anderson, the HOA President came with a check for the HOA portion (30%) of the expense for installation. He was delighted to have the work underway. The Town will incur the ongoing expense of the lights.

Item 11—Charge higher fees to county residents for use of Community Center

At the May meeting, it was decided that the use of the Community Center should be made available to residents outside of the Town limits. Suggestion was made that, in the same way a higher fee is charged for the use of the Pavilion, a higher fee should be charged for the use of the Community Center.

Council member Carlson made a motion to charge people who live outside of Town limits be charged \$150 for 3 hours, and \$50 for each additional hour. Council member Evans seconded. Motion carried unanimously.

Item 12—FY-2022 Budget

Mayor Bradberry Presented the Budget for FY2022.

Increases in categories were noted

- Payroll, since David, the Handy Man will be working more hours
- Cost of Elections. Could be expensive. County bills municipalities. If three (Bishop, Bogart, North High Shoals), then divided by 3, only 2, divided by 2, only 1, pays all, appx \$14,000.

Council Member Carlson made a motion to accept the Budget as presented. Council member Dawe seconded. Measure passed unanimously.

Budget deficit for FY2021 was discussed. Council member Evans made a motion to cover the deficit using funds from the NHS General Fund Checking account. Council member Carlson seconded. The measure passed unanimously.

NEW BUSINESS

No new business

MAYOR'S UPDATE

Satellite Issue with the Church-- Mayor Bradberry stated that the issue had been resolved. It was only one individual who was responsible for the issue in the first place. The church has a Board which is responsible for such decisions. The church was totally opposed to a cell site on their property. The Cell company has removed all flags.

Tree removal following recent storm-- The Town had a significant and unexpected expense in the removal of tree limbs and debris in the park and all around the premises following a severe storm.

Signage issue on Shadyfield—Three signs were removed on Shadyfield. No knowledge or indication as to who was responsible. New signs have arrived and will be installed soon.

Trash burning issue—Mayor Bradberry sent a letter to the resident regarding the burning of trash. The issue now appears to be resolved.

Ballfield Improvements and change in cost—Clerk Bishop stated that the ballfield equipment had been received and that new sand for the infield would be installed soon. Suggestion was made to increase charge for field. No decision was made.

Ditch Problem—The water problem in the ditch along the Town property will require some additional work to keep run-off from eroding neighboring properties. Repair should happen soon.

With no more issues to address or business to transact, Council member Carlson motioned to adjourn, Council member Evans seconded. Vote was unanimous.

Mayor Bradberry adjourned the meeting around 9:45 pm

Respectfully Submitted,

Sue Bishop

Town Clerk, North High Shoals