

**Town of North High Shoals**

**Jeff D. Thomas**  
Mayor

**Office of the Mayor**

108 Jefferson Road  
P.O. Box 129  
High Shoals, Georgia 30645  
706-769-4289  
Fax 706-769-5944

**Minutes**  
**May 10, 1999**

**Members Present:**

Mayor Thomas  
Councilman Carter  
Councilman Sosebee  
Councilman Thomas  
Councilwoman Dawe

Sherry Bales - Clerk  
Patrick Beall - Attorney

**Others Present:**

Ms. Vinnie Williams	Oconee Enterprise
Mr. Ralph Milo	Hickory Ridge Subdivision
Mr. Eddie Patat	Hickory Ridge Subdivision
Mr. Bruce Clotfelter	Plantation Road Resident
Mr. Don DeColaines	Plantation Road Resident
Ms. Nan DeColaines	Plantation Road Resident
Mr. Jim Butler	Hickory Ridge Subdivision
Mr. Don Briscoe	City Auditor
Ms. Holly Prescott	Hickory Ridge Subdivision
Ms. Tammy Gilland	Hickory Ridge Subdivision
Mr. Jim Stallings	Hickory Ridge Subdivision
Mr. Robert Fine	Hickory Ridge Subdivision
Mr. Mike Beall	Jefferson Road Resident
Mr. James Jenkins	Plantation Road Resident
Ms. Felicia Kautz	Plantation Road Resident
Mr. John Williams	Steeple Chase Subdivision
Mr. Jim Kautz	Plantation Road Resident
Mr. Scott Berry	Sheriff

**Public Hearing:**

A public hearing was held prior to the regularly scheduled meeting in order to submit the proposed budget for the Town for 1999.

After a change under the expenses, changing Ferrell Gas from \$0 to \$400., and after discussion from the council members and the public, the hearing was closed with the understanding that the Budget would be voted on at the June town council meeting.

### **Monthly Business:**

1. Approval of the **April Financial Statement**. Motion to approve by Councilman Carter. A second to the motion by Councilman Sosebee. All members present approved.
2. Approval of **Draft Copy** of the **April Minutes**. Motion to approve with corrections by Councilman Thomas. A second to the motion by Councilman Carter. All members present approved.

### **Old Business:**

1. Mayor Thomas updated Council on street maintenance. Mayor Thomas informed the Council that the price for the Rumble Strips for the intersection of New High Shoals Road and Highway 186 will be the same as the strips were for Elder Road which was \$850.00. Mayor Thomas has asked the County for financial assistance for this project but has not yet received a reply. Mayor Thomas did state that the order for the Rumble Strips had been placed.
2. Mayor Thomas turned the floor over to Mr. John Williams, a representative for the proposed Steeple Chase Subdivision. Mr. Williams shared his thoughts on the subdivision having an equestrian theme. Mr. Williams noted that since the lots would be at least five (5) acres in size, there would be enough room for individuals to have horses on their property. Mr. Williams went on to note that there would be covenants to cover the size of the dwellings, fencing and barns, along with other items such as maximum setbacks for the dwellings and the responsibility of the proposed riding trails, etc.

Councilman Carter noted concerns he had for a buffer between the newly proposed subdivision and the existing subdivision Hickory Ridge. Councilman Sosebee asked about the upkeep of the proposed riding trails. Councilwoman Dawe asked that the following considerations be part of the covenants when the final plat is presented. They are as follows; Manure Disposal, Fly Control, Coggins Testing, Immunization and Worming Schedules, Possibility of Stallions allowed, Possibility of other livestock, Fencing Requirements, Barn locations and Well sites, Common facilities, Riding or Walking trails, Protection of streams and Maintenance of trails, Dogs required to be fenced or leashed, Establishment of a horse committee, and a Sight Barrier. Mr. Stallings, a resident of Hickory Ridge, also noted a concern of having a visual buffer around lots three (3), four (4), five (5) and six (6) in Hickory Ridge. Mr. Jim Butler, a resident of Hickory Ridge questioned

the proposed fencing and the possible 15 ft. Easement around the proposed subdivision. Mr. Williams, representative for Steeple Chase subdivision, explained that there was the possibility that there would be fencing put up around the entire perimeter of the property.

Mayor Thomas reminded the Council that all of these questions and concerns would be discussed and taken care of when the preliminary plat was presented but at this time the only thing on the table was the vote to approve or not approve the request for rezone of the property from A1 to A2. Mayor Thomas went on to explain that all the requirements had been met and that this would still allow for rural and low density properties within the Town limits.

A motion to approve the rezone from A1 to A2 on the proposed property within the Town limits was made by Councilman Sosebee with the six (6) conditions set forth by the Planning Commission. A second to the motion was made by Councilman Carter and approved by the other Councilmembers present.

3. Mayor Thomas reminded the Council that qualifying for the Special Election to fill the unexpired seat of Councilwoman Taylor had begun. The qualifying began May 10, 1999 and would continue until May 17, 1999. The hours for qualifying are from 3:00 until 6:00 pm, Monday through Friday of this week and Monday of next week. Mayor Thomas also noted that if an election was held, due to more than one person qualifying, the election would be held on June 15, 1999.

4. Mayor Thomas informed the Council that the Agriculture Department at the Oconee County High School had begun the landscaping at the Firehall on April 15, 1999 as promised. A bill for \$400.00 has already been submitted at this time. Councilwoman Dawe expressed her concern for the erosion still taking place on the side of the building with the steep hill.

5. Mayor Thomas addressed the Council and residents with a response to six (6) different points of information that had been brought out at the previous meeting. The points of interest were, the election process, the Towns five year plan, the tax assessment, the clerk of court, the services provided by the Town and the millage rate process. Mayor Thomas responded to each point in letter form for all to read. The letters are attached to the minutes. Along with the response, Mayor Thomas also asked Sheriff Scott Berry to be at the meeting and he shared his departments responsibilities to the Town.

6. Mayor Thomas reminded the Council that the Historical Committee for the Town meets on the third Thursday at the High Shoals Christian Church in the basement.

7. Mayor Thomas informed the Council that he had not been able to attend the last Planning Commission meeting but in their packet of information, a copy of the minutes were included.

**New Business:**

1. Mayor Thomas presented a resolution to be considered. The resolution is for the Short Term Work Program (STWP) for the Northeast Georgia Regional Solid Waste Management Plan. The STWP has been approved by the Department of Community Affairs as meeting the minimum standards and now needs to be adopted by the Town.

A motion to approve was made by Councilman Carter. The motion was seconded by Councilman Sosebee and approved by the other Council members present.

2. At this time, Mayor Thomas introduced and then turned the floor over to the City Auditor, Don Briscoe. Mr. Briscoe explained to the Council and residents what his position was responsible for. Mr. Briscoe gave a short overview of his background with the Town. Mr. Briscoe then passed out to the Council a copy of the Independent Auditors Report, along with two (2) revenue and expenditure statements for the Town, all of which will be in the completed auditors report to be issued prior to the next meeting.

3. Mayor Thomas introduced the Town Attorney, Mr. Patrick Beall. Mayor Thomas went on to state that Mr. Beall would be handling all legal matters for the Town. Mayor Thomas noted that any outside questions for Mr. Beall would be at the expense of the person questioning Mr. Beall.

4. Councilwoman Dawe gave an update on the Census information that she had been gathering. Councilwoman Dawe noted that it would be extremely helpful if the persons living in the new subdivisions within the Town would place address or lot numbers out in the front. Councilwoman Dawe stated that not only would it be beneficial for this Census work but also for emergency personnel as well.

Councilwoman Dawe informed the Council that there was a newly proposed House Bill, #458, that would protect land owner from proposed rock quarries. Councilwoman Dawe went on to inform the Council that Mr. Tommy Irvin, with the Department of Agriculture, will be speaking at the Oconee County Primary School on Thursday, May 20, 1999.

5. Mr. Stallings, the developer of Hickory Ridge, asked if he could take this opportunity to thank the Mayor and Council for the good work they did when the development of Hickory Ridge was taking place. Mr. Stallings went on to explain that he appreciated the larger lot sizes and the low density of the area.

6. Mayor Thomas was asked about the presently proposed millage rate for this year. It was noted that the proposed millage rate is 3.5 percent.

7. Ms. Holly Prescott, a resident of Hickory Ridge subdivision, questioned the big expenditure a wellhead for the Town would be. Mayor Thomas, along with Councilmembers, explained that the possibility of getting water run to the town would be much better if a

wellhead was already in place. It was also noted that there is a goal of 2001 for a water line into the Town.

Having no further business to discuss, Councilman Sosebee made a motion to adjourn. Councilman Carter made a second to the motion. All members present were in favor of the motion. The meeting was adjourned.

Respectfully;

A handwritten signature in cursive script that reads "Sherry Bales".

Sherry Bales  
Clerk

**Town of North High Shoals**


**Jeff D. Thomas**  
Mayor

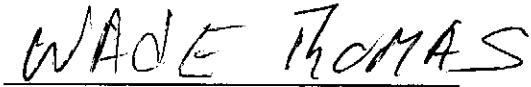
**OFFICE OF THE MAYOR**

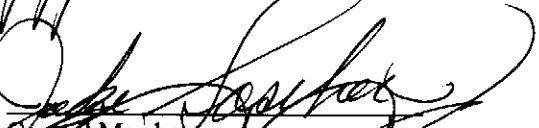
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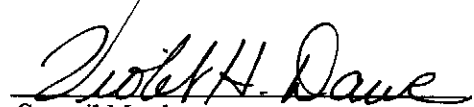
The draft copy minutes of April 12, 1999 regularly scheduled meeting of the Mayor and Council of the Town of North High Shoals are hereby officially approved as of May 10, 1999.

Signed:

  
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Mayor


  
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Council Member

  
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Council Member

  
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Council Member

  
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Council Member

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Council Member

  
\_\_\_\_\_  
Council Secretary

Original  
Minutes

# Town of North High Shoals

Jeff D. Thomas  
Mayor

OFFICE OF THE MAYOR

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P.O. Box 129  
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May 10, 1999

The Mayor and Council of the Town of North High Shoals welcome you to the regularly scheduled meeting of the City Council. Please sign your name in the space provided. If you wish to address the Mayor and Council concerning a specific issue on the agenda, please indicate this in the space provided. In accordance with the standard practices of this governing body, we desire to give every individual an opportunity to speak; however, in the interest of effective government, we ask that individual speakers avoid repetition of comments. The Mayor reserves the right to establish time limits as needed.

## Name and Address

## Agenda Item to Address (if any)

1. RALPH MILD  
1440 ARBORWOOD RIDGE  
BISAOP, GA 30621  
NEXT YEAR'S BUDGET & POSSIBLE  
MILAGE RATE REDUCTION
2. EDDIE PATAT  
1030 HARDWOOD CT  
BISHOP GA 30621  
Property Taxes
3. Bruce Clotfelter  
199 Plantation Rd.  
Bishop GA 30621
4. Don and Nan DeColinnes  
188 Plantation Rd., P.O. Box 143  
HIGH SHOALS, GA 30645
5. Jim Butch  
1160 Arborwood Ridge  
Bishop, GA 30621
- ✓ 6. Don BRISCOE  
CITY AOTIC  
AOTIC DRAFT
7. Yvonne Williams  
Shoals - Box 535  
30677  
Reporter

Name and Address

Agenda Item to Address (if any)

- ✓ 8. Holly Prescott  
1211 Arborwood Ridge
- 9. Tammy Gilland  
1010 Hardwood Ct.

✓ 10. JIM STALLINGS  
HICKORY RIDGE S/D  
PRINCIPAL IN DEV.

✓ 11. Robert FINE  
HICKORY RIDGE S/D  
PRINCIPAL IN DEV.

✓ 12. MIKE BEALL  
212 JEFFERSON RD

13. James Jenkins  
140 Plantation Rd.

14. FELICIA KAUTZ  
100 PLANTATION RD.

✓ 15. John Williams  
1581 Elder Rd  
Bishop, GA.

16. Jim Kautz  
180 Plantation Rd

✓ 17. Scott R Barry  
SHAWNEE - OCEANVIEW COMMUNITY

18.

19.

20.



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May 10, 1999

**RESOLUTION OF  
TOWN OF NORTH HIGH SHOALS**

Whereas, the Short Term Work Program (STWP) for the Northeast Georgia Regional Solid Waste Management Plan has been previously submitted for review to the Northeast Georgia Regional Development Center and approved by the Georgia Department of Community Affairs (DCA); and

Whereas, the STWP has been approved by DCA as meeting the minimum standards;

Now therefore, be it resolved by the City Council and Mayor of the City of North High Shoals that the updated Short Term Work Program of the Northeast Georgia Regional Solid Waste Management Plan as approved by the Georgia Department of Community Affairs is hereby adopted, and furthermore, the Northeast Georgia Regional Development Center shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted, this 10 day of May, 1999

Mayor and Council Town of North High Shoals

BY: Jeff D Thomas  
Mayor

John Seseha  
Council Member

WADE THOMAS  
Council Member

[Signature]  
Council Member

Violet H. Dawe  
Council Member

Attest: Sherry C Bales  
Secretary

\_\_\_\_\_  
Council Member

Independent Auditor's Report

To the Honorable Mayor and  
Members of the Town Council  
North High Shoals, Georgia

We have audited the accompanying general purpose financial statements of the Town of North High Shoals, Georgia, as of June 30, 1998, and for the year ended. These general purpose financial statements are the responsibility of the management of the Town of North High Shoals, Georgia. Our responsibility is to express an opinion on these general purpose financial statements based on our audit.

Except as discussed in the following paragraph, we conducted our audit in accordance with generally accepted auditing standards and Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the general purpose financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the general purpose financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall general purpose financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

Governmental Accounting Standards Board Technical Bulletin 98-1, Disclosures about Year 2000 Issues, requires disclosure of certain matters regarding the Year 2000 issue. The Town of North High Shoals, Georgia has included such disclosures in the notes to the general purpose financial statements. Because of the unprecedented nature of the Year 2000 issue, its effects and the success of related remediation efforts will not be fully determinable until the Year 2000 and thereafter. Accordingly, insufficient audit evidence exists to support the disclosures of the Town of North High Shoals, Georgia with respect to the year 2000 issue made in notes to the general purpose financial statements. Further, we do not provide assurance that the Town of North High Shoals, Georgia is or will be Year 2000 ready, that Year 2000 remediation efforts of the Town of North High Shoals, Georgia will be successful in whole or in part, or that parties with which the Town of North High Shoals, Georgia does business will be Year 2000 ready.

Independent Auditor's Report  
Page 2

In our opinion, the general purpose financial statements referred to above present fairly, in all material respects, the financial position of the Town of North High Shoals, Georgia, at June 30, 1998, and the results of its operations and cash flows of its proprietary fund types for the year then ended, in conformity with generally accepted accounting principles.

In accordance with Government Auditing Standards, we have also issued our report dated May 8, 1999 on our consideration of internal control of the Town of North High Shoals, Georgia over financial reporting and our tests of compliance with certain provisions of laws regulations, contracts and grants.

BRISCOE & BRISCOE, P.C.

May 8, 1999