

Council:
Post 1 – Eddie Cape
Post 2 – Steve Holzman
Post 3 – Vacant
Post 4 – Fred Johnson
Post 5 – Violet Dawe

Town of North High Shoals

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Official Minutes

Town of North High Shoals, Georgia
September 21, 2009 – 7:30 p.m.

Council Present: Mayor Jeff Thomas, Council Members Steve Holzman, Fred Johnson, Violet Dawe, and Eddie Cape and Clerk Carolyn Pritchett and Treasurer Kate George

Others Present: Steve Arnold, Sarah Donegan, David Lawrence, and Scott Wilson.

Regular Monthly Meeting

Mayor Thomas called the meeting to order at 7:30 p.m. on September 21, 2009. The first order of business was to approve or change the order of the agenda. Council Member Johnson suggested adding “zoning issues” under new business. Council Member Johnson made the motion to approve the agenda order with this addition. Council Member Holzman made the second. Council voted to accept the amended agenda, with Council Member Cape abstaining.

Item 1. Financial Statement for August, 2009. Treasurer Kate George presented the balances as of September 15. She detailed the balances of the general account and the money market account, etc. Mrs. George drew council’s attention to the general account. Mrs. George updated council on the Public Education Fund, attorney fees, and the expenses for lawn services. Council Member Johnson stated that the town had once considered putting lawn maintenance out for bid, and Council Member Cape reminded council that companies are required to be bonded and insured with liability and workmen’s compensation. After discussion, Council Member Johnson made the motion to approve the financial statement. Council Member Dawe made the second, and the vote was 4-0.

Item 2. Minutes. August 17, 2009. Council Member Violet Dawe made the motion to accept the minutes, with corrections. Council Member Holzman made the second, and the vote was unanimous.

August 3, 2009. Council Member Dawe suggested moving the “explanation” paragraph to the end of the minutes for August 3. Council Member Cape made the motion to approve the August 3 minutes with this correction. Council Member Holzman made the second, and the vote was unanimous.

July 27 Minutes. Council Member Johnson made the motion to accept his notes from the work session (Council Member Cape suggested a protocol for work session notes). Council Member Violet Dawe made the second, and the motion was approved, with Council Member Cape abstaining.

Item 3. Statements by Citizens and Adopt-a-Stream. Mr. David Lawrence stated that he would like to address council on the Adopt-a-Stream Proposal from EPD. This program involves citizens who are being trained to look at streams in the area and care for the stream. Mr. Lawrence stated that he will chemically test the streams, mentioning specifically Frazier Creek. It is a monthly program, and he would need some town funds (approximately \$290) to purchase a base line water kit to test the pH, minerals, etc. and a meter than measures conductivity in the water. Bacterial growth can also be monitored, but this will be an additional operating expense. He also stated the program will involve 5th grade students from High Shoals Elementary School. Council Member Johnson asked about the time line, and Mr. Lawrence stated that he was looking at the first of December. No action was taken.

Item 4. Treasurer's Report. It was stated by Mayor Thomas that the ALW for approximately \$750 was for the Porta Potty Company, and Council Member Cape agreed.. Citizen Sarah Donegan thanked council for the donation to the High Shoals Elementary School for books. Council Member Steve Holzman made a motion that no checks are signed unless it has its designation line noted. Council Member Dawe made the second, and all agreed – 4-0.

Item 5. Computer Rebate. Council Member Johnson asked about the rebates that came with the lap top computer. Mrs. George stated that the computer had been purchased at a store that was no longer in business (Circuit City), and no rebates were found.

Item 6. Election and ADA Compliance. Election Superintendent Carolyn Pritchett stated that qualifying had gone well and that supplies had already been ordered from the Secretary of State's Office. Dates for absentee and early voting were discussed and the personnel that would be needed, etc. The parking area will need to be completed, and Treasurer George asked council to decide upon a paving company to do this from the two estimates she had gathered. Council Member Dawe made the motion to contract with Brown's Asphalt of Winterville, Georgia for the area to be paved with the ADA grant monies. Council Member Johnson made the second, and the motion passed unanimously – 4-0.

Item 7. City Code Update. Council Member Holzman shared information on the latest version of the town's codes and stated that it is on the website. Council Member Johnson expressed appreciation to council members and public who have worked on the code. He also stated that it basically came from three sources – the template given to the town by the town's attorney, the current code, and from Oconee County government. Discussion followed regarding the two required public hearings and whether the code should be read aloud. Questions were asked about the code sections dealing with trees and the election. It was also asked if the rules by a local

Homeowner Association would be superseded by the city's ordinances, and Mayor Thomas confirmed that the city's ordinance would be followed first if it is more strict. Council Member Dawe suggested extra work sessions, and she made the motion to schedule October 1 and 5 for these sessions. Council Member Johnson made the second, and all agreed – 4-0.

Item 8. Building Inspector. Council Member Dawe stated that she and Council Member Holzman had met with Rick Dudley, and found that he is certified in the areas of erosion and building inspection and is willing to work on an as-needed basis. Discussion followed regarding the number of inspections a new building would require, the rates, etc. Council Member Dawe made the motion that Mr. Dudley be hired as Building Inspector on an as-needed basis. Council Member Holzman made the second. During discussion, Council Member Dawe asked Karl Berg to assist the town in developing a procedure and policy. . When Mayor Thomas called for the vote to hire Mr. Dudley on an as-needed basis, it was unanimous – 4-0.

Item 9. City Park. David Lawrence asked about a meeting that Engineer Mark Campbell had at Town Hall with the clerk and Council Member Cape concerning the town park. Mark Campbell, with Carter Engineering, volunteered to look at the property regarding the possibility of adding water fountains to the park. Mr. Campbell had made some drawings and explained the process to Council Member Cape. Council Member Cape stated that topics discussed included the size of the PVC pipe from the existing line to the proposed fountain at the ballfield, the winter cut-offs, and the need to know future property plans before any definite decisions. For example, other future water needs and where the restrooms and septic fields would be located should be determined. Council Member Cape stated that Mr. Campbell will explore the merits of stainless steel water fountains.

Mr. Lawrence also discussed vines for the chain-link fence, trees for the park, and the grass along the walking paths. Council Member Dawe stated that there is a \$300 donation available from the Watkinsville Garden Club, and that Mr. Lawrence should let her know how this money should be used.

Item 10. Website. Council Member Holzman stated that he had added the new business occupational tax certificate application, with an introduction, to the website.

Item 11. HSES Survey. Council Member Johnson presented data that he had coded regarding the sidewalk survey that was distributed through the High Shoals Elementary School. Council Member Johnson stated that there were many positive comments, that people have volunteered to help, and that the proposed sidewalk would be used. Approximately 60% stated that they would use the sidewalks to get to school, and others would use the sidewalks for walking and exercise.

Item 12. Public Hearing Dates. Council Member Johnson made a motion to set two public hearing dates - one before the regular meeting begins on October 19 and one on at 6:30 p.m. November 16. Council Member Dawe made the second. Discussion also included the procedure of the hearing, and Mayor Thomas suggested going chapter by chapter. Public

questions or comments could be addressed before moving to the next chapter. Council Member Holzman volunteered to discuss the procedures with the town's attorney. The vote passed 4-0.

Item 13. Streetlights. Council Member Dawe stated that she was not able to complete her streetlight work due to the rain, but that she believes that there are 4 lights that the town should not be financially responsible for. She will continue working to see if these four can be removed from the town's bill, and if two can be added on Ray's Church Road.

Item 14. Election Day. Treasurer Kate George stated that the town would need a port-a-potty for the election on November 3. Discussion followed, and Mr. Berg volunteered to make a contact, possibly getting this for the town at no charge for that day.

Item 15. Shadyfield Lane. Council Member Dawe stated that she has received a request from a resident on Shadyfield Lane regarding the dead trees on the right-of-way that are too close to power lines. She stated that she and the clerk had marked the dead trees with colored marking tape and had met with a tree-cutting service sent from Georgia Power. They were told that the trees were not in the power line right-of-way (15 feet from main power line) that would be taken care of by Georgia Power. Two estimates were received, and Steve Brown's is the most cost effective, and he is fully insured. Discussion followed about right-of-way, with Mayor Thomas stating that there was no right-of-way on Shadyfield Lane and therefore the lane owner is responsible, and Council Member Cape agreed. This would be the owner's responsibility. Council Member Dawe stated that it is shown on the plats to be the town's right-of-way. Council Member Holzman will ask the attorney about his opinion on this.

Item 16. Census. Council Member Dawe stated that the town had received forms and information about the census. The form dealt with new buildings in town, and Mayor Thomas will give Council Member Dawe the information on new houses.

Item 17. Occupation Tax Certificate. Council Member Fred Johnson made the motion to approve an Occupational Tax Certificate, as requested by resident Scott Wilson for his appraisal service business. Council Member Holzman made the second, and it was unanimous – 4-0.

Item 18. Zoning Matter. Council Member Fred Johnson asked Mayor Thomas about the tract of property located across from the High Shoals Elementary School that is currently being considered for a cell tower. The question was about subdivision of the property. Mayor Thomas stated that no property had been sold, but there could be a 30-year lease on the property, and that Verizon will have rights to that property for that amount of time, unless they violate the lease agreement. Discussion followed on the acreages, the amount of land needed for a cell tower, whether it would be allowed for a cell tower and a home on the same property, etc. Mayor Thomas stated that he would have to recuse himself from discussions dealing with the cell tower.

There was no other business or remarks, and Council Member Fred Johnson made the motion to adjourn. Council Member Eddie Cape made the second, and it was a unanimous vote – 4-0. The meeting was adjourned at 10:20 p.m.

A handwritten signature in cursive script that reads "Carolyn Pritchett". The signature is written in black ink and is positioned above a horizontal line.

Carolyn Pritchett, clerk