

Council:
Mayor – Toby P. Bradberry
Post 1 – Eric Carlson
Post 2 – Jason Presley
Post 3 – Ann Evans
Post 4 – Paul Dotterweich
Post 5 – Violet Dawe

Town of North High Shoals

Small Town, Big Heart

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OFFICIAL MINUTES
TOWN OF NORTH HIGH SHOALS, GEORGIA
COUNCIL MEETING
February 18, 2019

<u>Council Present:</u>	Toby P. Bradberry	Ann Evans	Violet Dawe
	Jason Presley	Paul Dotterweich	
<u>Visitors:</u>	Erin Duke	J. V. Rice	Jimmy Williamson
	Joseph DeLoach	Margo Candelario	Trae Candelario

Mayor Bradberry declared a quorum and began the regular meeting. Council Member Evans made the motion to adjust the agenda, allowing visitors to be heard first. Council Member Dotterweich made the second. The motion passed unanimously. Council Member Dotterweich made the motion to accept the adjusted agenda and Council Member Evans made the second. The vote was unanimous. Council Member Dotterweich made the motion to accept the January regular meeting minutes, and Council Member Evans made the second. The motion was unanimous. Council Member Evans made the motion to accept the January 28 called meeting minutes, and Council Member Dotterweich made the second. The vote was unanimous. Council Member Evans made the motion to accept the financial statement, and Council Member Presley made the second. The motion passed unanimously.

Non-Agenda Citizen Remarks

- Mr. Jimmy Williamson, candidate in the Oconee County Sheriff's election, spoke to council about his interest in the small towns of Oconee County, and how he could help. Discussion followed.

Item 1. Variance Re: Lot Size

Mr. and Mrs. Duke had asked council for a variance on lot sizes. Mayor Bradberry asked Council Member Dawe to check with the attorney, Joe Reitman, as the ordinance requires a two acre minimum lot size. Council Member Dawe reported that Mr. Reitman's advice was that the council should adhere to the current ordinance as much as possible, so as not to set a precedent. Although the lot size is less than the current minimum, it was grandfathered in. Council Member Dawe also stated that Mr. Reitman feels that a legal easement would be a possible answer, since officially changing the lot size does not fit within the current ordinance.

Item 2. Candelario Market

Margo Candelario and her daughter, Trey, inquired as to whether their roadside market would still be allowed to operate at the park on certain days. Council reacted positively, suggesting that only two parking spaces be used for the produce market.

Item 3. Woodmen of the World

Mr. Joseph DeLoach, local officer of the Woodmen of the World organization, attended the council meeting to present the flag to Mayor Bradberry. The organization is a very patriotic group, and they regularly donate flag poles and flags to local governments. The donated flagpole has been received, and there is a small plaque that can be attached. He spoke of Woodmen of the World activities, distributed printed literature, and informed council of investment opportunities through the organization.

Item 4. Town Hall Update

- Lee Moody updated council on progress at the new facility, the sidewalks, cabinets, appliances, parking area, etc.
- Council discussed the open house event.
- Council Member Presley discussed with the council the computer needs of the town hall, as well as the pros and cons of entering into a contract with a local company. Council Member Presley stated that council could have the technical needs of the town up and running for a moderate amount of money, and that he would assist in getting it done. Council Member Presley will work on some financial and technical ideas for the town.
- Council discussed a time capsule for the new location, to be opened in 50 years.
- Mayor Bradberry told council that someone is interested in renting the current historic town hall for an antique shop. Contact with the insurance carrier will be made. Discussion followed.

Item 5. Project in Walton County

The council discussed a rezone application filed in Walton County, but with the potential for affecting North High Shoals. It's located at the corner of Hwy 186 & Jones Woods Road, near the existing quarry, and involves approximately 400 acres. The request is to change the property's designation from A1 to M2 to allow a "dirt borrow pit". The plan is to excavate dirt for projects, but the M2 zoning also allows mining and landfills. This has the potential to increase heavy truck traffic through North High Shoals. The community of Good Hope is opposed to the rezone, and North High Shoals expressed support for their efforts. Council Member Evans will attend the meeting in Walton County on March 7.

Item 6. Bridge

Mayor Bradberry reminded council about the meeting on March 7 at Veterans Park. Mr. Rice, a member of the GARP (Greater Apalachee River Community) updated council about his efforts of supporting the town. He spoke of a conversation he has had with Mindy Sanders, project manager. Mr. Rice and council discussed the Ga. DOT options (removing and rebuilding at the current location, resulting in the road being closed for an extended time...or building a new bridge close the current one, allowing the road to remain open). Other topics included the electricity produced, the spillway, the road closure time (possibly up to two years), the dam, the appearance, bike/pedestrian lane for safety, signage, pollution, emergency response, historic significance of the bridge (National Register of Historic Places), allowing the old bridge to remain for citizen enjoyment, traffic flow, and other items. Council Member Dawe stated that she is anxious about measuring the water quality and quantity before, during and after construction. After discussion, Council Dotterweich made the motion that the city council support the DOT option for the new bridge, considering how many people would be affected by the road closure. Council Member Evans made the second. Council Members Dotterweich and

Evans made the affirmative vote; Council Member Dawe cast an opposing vote, and Council Member Presley abstained.

Item 7. Apalachee River

Mr. Rice updated council on the Apalachee River's intake facility that will one day carry water to the Hard Labor Creek Reservoir. He stated that the 404 permit has been extended, but there is no plan to install the water treatment plant, pipeline, or any intake equipment within the near future. He told council that the Army Corps of engineers owns the river, but that the Ga. EPD owns the water and that the Hard Labor Reservoir cannot remove any water until authorized by the Ga. EPD. Discussion topics included the rapid growth of nearby Walton County, the dam, ecological concerns, etc. Mr. Rice stated that it would be 15-18 years before water from the river is actually needed.

Item 8. Street Update

-Mayor Bradberry has been in touch with Oconee County regarding altering the intersection of Ray's Church Road.

-Council discussed the erosion of the ditch across the street from the old town hall, and Mayor Bradberry suggested waiting until there is more information about the work being planned by the Ga. DOT.

-Mayor Bradberry stated that the LMIG check had been deposited. This grant from the Ga. DOT was intended to install an "island" in Hillsboro Road, but it seems that the project may be more complicated than originally thought. A request for utility line locations will be made.

-Council Member Dawe mentioned that the edges of Plantation and Jefferson Roads might need to be patched, and that the exit area of Speedway at Jefferson Road needs to be reinforced. A call will be made for estimates.

-Mayor Bradberry stated that the leaf vacuuming had been done.

-Council Member Evans stated that she thought a sign was missing from Gober Road.

Item 9. Park Update

-Council Member Evans reported on her conversation with a local turf company regarding the ball field. The initial work is estimated at approximately \$3500, with possible regular maintenance fees. Discussion followed.

Item 10. Building Ordinances

Mayor Bradberry stated that there is an effort currently in the state legislature which will remove some of the local authority regarding building practices (slab vs. foundation). Council Member Evans made the motion to oppose this legislation, if possible. Council Member Dotterweich made the second, and the motion passed unanimously.

Mayor update:

-It was noted that the Oconee State Bank's interest rate for the town's money has been increased.

-Mayor Bradberry expressed the need for art for the town's seal. Discussion followed.

-Signage was discussed, with Mayor Bradberry suggesting that the town have a uniform sign appearance policy.

There was no other business, and Council Member Evans made the motion to adjourn. Council Member Presley made the second, and the vote was unanimous.

Carolyn Pritchett, Clerk