

Town of North High Shoals

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

Mayor – Kim Kraeling
Post 1 – Jason Wisniewski
Post 2 – Steve Holzman
Post 3 – David Lawrence
Post 4 – Stephen Arnold
Post 5 – Violet Dawe

OFFICIAL MINUTES TOWN OF NORTH HIGH SHOALS, GEORGIA MAY 17, 2010

REGULAR MEETING

Council Present: Mayor Pro-Tem Violet Dawe and Council Members David Lawrence, Stephen Arnold, Steve Holzman and Jason Wisniewski

Others Present: Cliff Bray Kathie Bray
Donald Dawe Lorena DeSante
John MacKay Fred Johnson
Tommy Malcom Sarah Donegan
Molly Swan

Mayor Kraeling was out of town. Mayor Pro Tem Violet Dawe called the meeting to order at 7:30 and declared there was a quorum.

Public Hearing on Proposed Budget:

Mayor Pro Tem Dawe began the public hearing on the budget. She presented council with financial material for this second public discussion of the 2010-2011 budget and invited discussion of budget items and amounts. She stated that the budget would be voted upon at the June meeting. She stated that she and Mayor Kraeling had gone over the expected revenue and expenses thoroughly, had cut whenever they could, and presented a proposed budget of \$73,250. After discussion, the budget public hearing was closed.

Regular Business

On motion by Council Member Lawrence and second by Council Member Holzman and unanimous vote of council, the agenda was accepted with a minor order change and the addition of 'sidewalks.'

Council Member Holzman made the motion to accept the minutes of the regular April 19, 2010 meeting with one minor correction. Council Member Arnold made the second. It was unanimous to accept the minutes of the April 19, 2010 meeting.

Council Member Wisniewski made the motion to accept the minutes of the called April 22, 2010 meeting. Council Member Lawrence made the second. It was unanimous to accept the minutes of the April 22, 2010 called meeting.

Council Member Arnold made the motion to accept the financial statement. Council Member Wisniewski made the second. The vote was unanimous.

Citizen Comments:

Mayor Pro Tem Dawe asked if there were any comments about items which were not listed on the agenda. She recognized Mr. Tommy Malcom, who is campaigning for the Georgia House of Representatives. Mr. Malcom gave information about himself and the upcoming election.

Item 1. Soldier Support

Council Member Arnold stated that the collection effort for soldiers has begun. A collection box has been placed at Town Hall and at the Post Office.

Item 2. Update on May Day is Dog Day in North High Shoals

Mr. John MacKay spoke about the recent Dog Day at the Park, and thanked those who helped with the event. Council thanked Mr. MacKay for his work on this successful program. Mr. MacKay expressed his willingness to lead the project again next year.

Item 3. Cell Tower Conclusion

Mayor Pro Tem Dawe stated that the cell tower application had been approved by council and that conditions had been sent to the Oconee County Planning Office for attaching to the permit. The conditions were that the 20-ft. buffer remain, any future tower changes should be brought to the council, and that Frazier Hill Road

remain a public road with a dead end. Discussion followed regarding Frazier Hill Road and how it could be legally abandoned and deeded to adjoining property owners. Mayor Pro Tem Dawe suggested having the attorney write a letter to the property owners.

Item 4. Steeplechase Subdivision

Several residents from Steeplechase subdivision attended the council meeting as Steeplechase resident John MacKay updated council on the situation involving the subdivision's horse trail. Mayor Pro Tem Dawe read aloud a letter from the association's attorney, Mr. James Warnes. At issue is the approved and platted horse trail; the subdivision's rezoning condition in 2000 that included a homeowner-maintained horse trail around the perimeter of the subdivision; and the current litigation on this matter. Mr. MacKay stated that Mr. Ellerbee, a Steeplechase owner has been restricting the use of this trail easement by residents. This trail easement was recommended by Oconee County Planning Commission and approved by the North High Shoals City Council when the subdivision rezoned occurred prior to development and sales. Discussion followed regarding the horse trail. Mr. MacKay stated that the dispute has been going on for several years and that the Steeplechase Homeowners' Association has the authority to maintain the trail. He suggested that council could cite the Association for their failure to withdraw the recent amendment to discontinue the trail which has been filed with Oconee County. Mr. MacKay also suggested that the town cite the individual homeowner involved in blocking the neighbors from utilizing this easement. The Steeplechase Homeowners' Association's position is that there is nothing for the association to withdraw, as this amendment was not acted upon by the association (only by some individuals) and is null and void. The association recognizes the existence of the trail, and that property owners are attempting to find a solution. It was also stated that a new covenant was being worked on and the easement would stay at 15 feet, but the path itself would be reduced to 5 feet. Mayor Pro-Tem Dawe stated that she didn't think the horse trail could be altered by residents or the Homeowners' Association without approval from the Oconee County Planning Commission and the Town Council of North High Shoals and that it was important for the town to maintain its zoning stipulations. Council Member Lawrence made the motion to table this item until the next regular meeting due to the current legal situation and the attempt to settle within the subdivision. Council Member Wisniewski made the second. Mayor Pro Tem Dawe stated that council does have the authority to levy a fine for refusal to comply with zoning rules, and she suggested that the council contact Mr. Reitman for advice. The vote was unanimous to table the subject until the June 21 council

meeting. Note: The meeting was videotaped by Mr. Bray, a resident of Steeplechase Subdivision.

Item 5. City Park Update

Council Member Lawrence suggested that the town contact the town's engineer, Mr. Campbell, about a water line for a drinking fountain and future town hall. Discussion followed about a future water fountain which could be located approximately 100 feet from the proposed site of the new Town Hall. Council Member Lawrence mentioned that it might be possible to use SPLOST funds for this water line, since the water line would later supply water to the new Town Hall to be built on the property.

Council Member Lawrence also mentioned that the American flag needs to be replaced. He will check on the size of the current flag.

Council Member Lawrence made the motion to have someone look at extending the water lines to the playscape area and installing a stainless steel drinking fountain. Council Member Holzman made the second. Discussion followed about a yard hydrant; initial work by Mark Campbell; etc. Council Member Holzman suggested putting out a bid for the water line and a drinking fountain that can be turned off during the winter months. The motion was withdrawn by Council Member Lawrence.

Council Member Holzman made the motion to authorize Council Member Lawrence and the clerk to work on a bid about the water line and the fountain to get the work done in this fiscal year. Council Member Lawrence made the second. The vote was unanimous.

Council Member Lawrence also made the motion to install a horseshoe pit near the park pavilion for a price of \$250 or less. Discussion followed, and Council Member Arnold made the second. The vote was unanimous.

Council Member Lawrence suggested purchasing railroad ties to use to protect the parking area and to help prevent soil erosion. Council Member Arnold made the second. All voted to agree on the motion.

Item 6. Herbicide Use

Visitor Molly Swan conveyed to council her concerns about the town's use of chemicals for weed control. She stated that the Toxic Substance Control Act of 1976 is still being used, and that it should be rewritten. She cited some of the efforts made in California, and she proposed that the town also try to reduce pesticides on city-owned property by using mechanical means or goats. After discussion, Council Member Holzman made the motion to issue a temporary moratorium on herbicide use on property managed by the town until council could investigate alternative methods. Council Member Lawrence made the second. Discussion followed about invasive plants/weeds on park property and along the river; less toxic control methods; signs along 186 about chemical spraying; privet and other shrub control; etc. Council Members Arnold and Wisniewski opposed the motion, and Mayor Pro-Tem Dawe broke the tie by voting to temporarily discontinue herbicide use on town-owned sites until council can consider alternative methods.

Item 7. Park Pot Luck Dinner

Council Member Lawrence stated that a citizen had asked about a park pot luck dinner. Discussion followed about a possible future event. Council Member Lawrence suggested a ball game and pot luck dinner to be possibly scheduled in the fall of the year. No decision was made.

Item 8. Greenway Update

Council Member Holzman stated that the Greenway Plan is a long-term project with RDC planning assistance, and a meeting can be scheduled later.

Item 9. GMA Update

Council Member Lawrence reported on topics discussed at the recent GMA Listening Session. He, Mayor Kraeling, and Mayor Pro Tem Dawe attended the meeting that was held in Nicholson.

Item 10. North High Shoals Permit Fee Rate Structure

Mayor Pro Tem Dawe asked council to examine the proposed rate structure for building permits, etc. Mayor Pro Tem stated that this was an administrative function and rates can be changed without public hearings, etc.

Council Member Lawrence made the motion to accept the North High Shoals Permit Fee rate structure with a few minor corrections, and Council Member Arnold made the second. The vote was unanimous to accept the price chart.

Item 11. Dickens and Speedway Lane

Council Member Lawrence stated that these two town roads will need gravel and maintenance. Standing water where mosquitoes breed is a problem on Speedway Road because of clogged roadway culverts. He stated that Dickens Lane is more heavily travelled than Speedway Lane and also has more holes. It was also mentioned that the county had, at times, scraped this road. Discussion followed about driveway culvert drainage. Mayor Pro Tem Dawe stated that the town needs to consider having someone do this work if individual property owners aren't clearing the culverts. Mayor Pro Tem Dawe stated that the town could see how much the county would charge to scrape these roads, and that the town might need to hire a work crew for this job.

Item 12. City Code Work Sessions

Council set the date of June 17, 2010 at 7:00 p.m. for a work session to work on updating town codes. Council members are encouraged to study the codes prior to the meeting.

Item 13. Sidewalk Construction

Council Member Arnold spoke on the proposed sidewalk and green trail. He stated that the sidewalk connecting the entrances of Hickory Lake Subdivision could be constructed now with SPLOST money. Council Member Lawrence made the motion that the town install a sidewalk to connect these entrance roads. Council Member Arnold made the second. Mayor Pro Tem Dawe stated that she would like to see the sidewalks extended, as it would cost less to have it all done at once, than in small sections. Council Member Arnold suggested an adjoining crosswalk across Elder Road to connect the two subdivisions. Council agreed. The vote was unanimous to begin the process of collecting bids for the sidewalk, the striping, etc.

Item 14. Mayor's Update

Mayor Pro Tem Dawe recognized residents who are graduating from college and high school, and Lt. Frank Brooks, an Oconee County Sheriff's Department member, who assisted a woman who was choking at the High Shoals Elementary School.

There was no further business or comments, and Council Member Arnold made the motion to adjourn. Council Member Holzman made the second. The vote was unanimous.

A handwritten signature in cursive script that reads "Carolyn Pritchett".

Carolyn Pritchett
City Clerk