

MINUTES OF MAYOR AND COUNCIL, CITY OF WATKINSVILLE
March 23, 2022 @ 6:30 PM

NOTE OF RECORD: These summarize the action at the council meeting. For full discussion at this meeting, a full video recording is available online at www.cityofwatkinsville.com.

PRESENT: Brodrick, Massey, Campbell, Garrett, Thomas, Tucker, Reitman, Dickerson, Brock, and Klein. Brodrick opened the in person public and simultaneous online broadcast SuiteOne video meeting of March 23, 2022, at 6:30 PM. In attendance in person at City Hall were 29 citizens.

WELCOME: At 6:30 PM, Brodrick opened the meeting.

QUORUM CHECK: At 6:30 PM, Brodrick acknowledged a quorum was present.

PLEDGE OF ALLEGIANCE: At 6:30 PM, Braden and Hal Jackson led the Pledge of Allegiance.

APPROVAL OF MINUTES

1. February 16, 2022, Regular Meeting

At 6:31 PM, Campbell moved to approve the February 16, 2022, minutes with changes noted by Brodrick to clarify a right turn in only on the motion regarding the Special Events Facility at 7 & 18 S. Main Street. Garrett second. Opportunity for discussion. Motion carried 4 - 0. Tucker abstained as she was absent from the February 16 meeting.

2. March 1, 2022, Special Called Meeting

At 6:32 PM, Tucker moved to approve the March 1, 2022, special called meeting minutes as presented. Campbell second. Opportunity for discussion. Motion carried 5 - 0.

APPROVAL OF AGENDA

At 6:33 PM, Thomas moved to approve the agenda as amended to include consideration to purchase Christmas lights under New Business. Campbell second. Opportunity for discussion. Motion carried 5 - 0.

ADMINISTRATION

Public Input Process: At 6:33 PM, Brodrick briefed those present about the public input process. Per City Code Section 2-26(d), Brodrick explained if anyone wished to address Council, they could do so at the noted times on the Agenda or at the discretion of Council. Brodrick noted comments should be related to items on the agenda, they should speak from the podium, no more than four minutes per person, and Council does not allow debate, argument, personal attacks, or irrelevant discussion.

3. Proclamation – Larry E. Weatherford: At 6:34 PM, Brodrick honored Mr. Larry Weatherford, as one of the City's most accomplished citizens and historians, with a proclamation, and a key to the City.

4. Proclamation – Child Abuse Prevention Month: At 6:52 PM, Brodrick read and presented Sallie Starrett with a proclamation establishing April 2022 as Child Abuse Prevention Month in Watkinsville.

5. Hometown Hero Check Presentation by Grier & Co. Georgia Home Partners: At 6:55 PM, Danielle Grier presented a \$1,000 check to the Watkinsville Police Department to be used for their community projects.

6. Police Department Report: At 6:58 PM, Chief Brock presented his monthly report and noted the License Plate Reader Cameras (LPRs) are in place and operational.

Chief Brock also presented Kyle Hibler with the Life Saving Bar for his quick action in breaking down a door and responding without hesitation to deliver aid and prevent a citizen from taking his own life.

7. Financial Reports – General, Fund Reserve, SPLOST I, II, and III Funds, and ARP Funds: At 7:05 PM, Dickerson provided the General Fund, SPLOST I, II, and III financial reports for February 2022 and presented the American Rescue Plan Act Fund Report. Dickerson also shared information on the upcoming budget process and how and when the public could participate.

8. **Economic Development Reports – Business Licenses, Building Permits:** At 7:09 PM, Dickerson provided the Economic Development reports, noting \$29,531 was collected in February 2022, from business and liquor licenses, and a total of 11 building permits were issued in February 2022.

CONSENT AGENDA

9. **Appointment of Brett Atchley to the Oconee County Board of Health for a six-year term to begin January 1, 2022, and end December 31, 2027.**
10. **Approve Urban Forest Board appointments of Bill Hunt and Harris Lowery.**
11. **Consideration of Beer and Wine Retail License for Shyno, LLC (fka Oconee Food Mart) located at 42 Greensboro Highway.**

At 7:11 PM, Tucker moved to approve consent agenda as presented. Thomas second. Opportunity for discussion. Motion carried 5 - 0.

PUBLIC HEARING

At 7:12 PM, Per City Code Section 2-26(d), Reitman noted rules for public hearings. Anyone wishing to be heard is asked to please wait to be recognized. Speakers to state their name and address. Speak only from the podium. Four minutes per person. Refrain from debate, argument, personal attacks, or irrelevant discussion. Address only the merits of the pending matter, and address remarks directly to Council. Council cannot speak to potential litigation, attorney client or personnel matters. Public input will be allowed after Council receives reports from staff and/or the applicant.

12. **Public Hearing: 75 N. Main Street / Tax Parcel #@03A 001 (CKTK CAPITAL, LLC – Wisteria Ridge) – Amendment to Rezone and Development Agreement**

At 7:12 PM, Brodrick opened hearing. Dickerson noted this change was anticipated, but not finalized at that time.

Frank Pittman shared information regarding the proposed renovation to the residence at 75 N. Main.

Susanne Kasahara shared her desire to remodel this home and her plan to live in the house near friends.

Steve Arnold, her neighbor, thanked Council for considering approval of the change.

At 7:26 PM, with no further public comments, Brodrick closed hearing. Dickerson noted the Urban Forest Board had reviewed the updated plan and did not find any concerns, as the project still exceeds the Urban Forest Protection Plan requirements. Thomas confirmed there are still plenty of trees in Wisteria Ridge. This change does not affect either parcel.

13. **Council Vote: 75 N. Main Street / Tax Parcel #@03A 001 (CKTK CAPITAL, LLC – Wisteria Ridge) – Amendment to Rezone and Development Agreement**

At 7:27 PM, Tucker moved to approve the amendment to the development agreement as presented for 75 N. Main Street (Wisteria Ridge). Campbell second. Opportunity for discussion. Motion carried 5 - 0.

APPEARANCES

14. **Independent Agency Fiscal Year 2023 (July 1, 2022 – June 30, 2023) Budget Requests (Oconee County Fire Department and OCAF).**

At 7:28 PM, Fire Chief Bruce Thaxton stated Mike Link was recognized at the Annual Fire Department Appreciation Dinner for his 50 years of service. Thaxton is thankful for the excellent group of volunteers at Station 1. Thaxton presented the Council with a FY23 budget request for \$14,000 for Fire Station No. 1.

OCAF Director, Wendy Cooper requested Council consider a \$7500 FY23 Budget request for OCAF to commission a mural for the City and/or a sculpture for the concrete pad on Highway 15. Tucker asked Cooper how she plans to decide what the murals and/or sculptures will be and where they will be placed.

Brodrick suggested Tucker and Campbell, through their committee, collaborate with Cooper and weigh in on these items. Campbell asked if the plan is to paint onto buildings, a wall, or boards. Cooper stated it depends on a number of variables and she will be obtaining input if Council approves the budget request.

15. 1414 Jerry Smith Drive/Tax Parcel #C 04K 0098 (Fifteen Properties, LLC – George R. Bishop) – Breedlove Land Planning – Urban Forest Plan

At 7:36 PM, Thomas provided a report and stated the Urban Forest Board recommended approval of the proposed plan.

Tucker moved to approve the Urban Forest Plan as presented for 1414 Jerry Smith Drive. Campbell second. Opportunity for discussion. Motion carried 5 - 0.

16. 41 Barnett Shoals Road/Tax Parcel #W 07 016 (Henrietta Patterson, Lisa Culbertson) – Demolition Permit

Attorney Bill Berryman was present to represent Ms. Culbertson. Berryman noted the house was given to her by her aunt in 2005. The house was built in 1920 with no significant improvements since. He added, when she received notification from Code Compliance, that the house was in violation of city ordinances, she admitted the house was not in good condition. Berryman said Ms. Culbertson is not financially able to make the necessary renovations and would like to obtain a demolition permit. Her hope is that one day her son will be able to build a house on the lot. Berryman stated if Council was not in a position to approve demolition, then he requested Council table, to allow in person discussions and a possible site visit.

Campbell stated that he understood the desire to keep the property in the family, but said he would love to save the house and was interested in further investigating options to do so. Tucker agreed with Campbell. Having restored several homes, she thinks there may be ways to restore it more affordably and would be interested in a site visit.

Thomas shared, he knows multiple people who are interested and he would love to see the home restored to its former state. He suggested Ms. Culbertson consider having the house moved from the property. Brodrick suggested tabling the request and having the Economic Development Committee set up a time to meet Ms. Culbertson on site and continue the conversation. At 7:53 PM, Tucker moved to table until the April Council meeting. Campbell second. Opportunity for discussion. Motion carried 5 - 0.

OLD BUSINESS

None.

NEW BUSINESS

17. ORDINANCE: Amendments to Alcoholic Beverages Ordinance: By the Drink regulations, Delivery of Alcohol

Dickerson and Klein provided a brief report. At 8:01 PM, Tucker moved to approve the amendments as presented. Garrett second. Opportunity for discussion. Motion carried 4 - 1. Massey opposed.

18. Approve and Appropriate 2021 Special Purpose Local Option Sales Tax III: Recreational, Park, & Greenspace funds for Master Plan improvements at Harris Shoals Park and electrical work at Rocket Field

Dickerson provided a report. At 8:09 PM, Thomas moved to approve \$100,000 to begin Harris Shoals Park Phase I Improvements to include bathroom upgrades plus \$2,400 to update electrical in the Rocket Field concession stand and bathrooms. Garrett second. Opportunity for discussion. Motion carried 5 - 0.

19. ORDINANCE: Amendments to Urban Forest Protection Plan

Dickerson provided a report. At 8:10 PM, Tucker moved to approve the Urban Forest Protection Plan as presented. Thomas second. Opportunity for discussion. Motion carried 5 - 0.

20. Consider purchase of Christmas Lights

Dickerson provided a brief report sharing that the Christmas lights (to be installed on power poles in locations to be determined) were on sale through the end of March. At 8:12 PM, Thomas moved to approve

up to \$7,000 from the American Rescue Plan Act funds for the purchase of additional Christmas Lights. Campbell second. Opportunity for discussion. Motion carried 5 - 0.

PUBLIC COMMENTS

None.

MAYOR'S REPORT

Proud to share the first company at Wire Park received their Certificate of Occupancy – Custom Built Solutions. Spoke of continued progress at ESP (Extra Special People) with the construction of the Miracle League Ball Field and ADA-accessible playground. Attended State of the County meeting and congratulated County Chairman John Daniell and his staff for all they do. Said the City was proud to be partners with them. Offered best wishes to police officer, C.J. Bidinger on his upcoming wedding on Saturday in Oglethorpe County.

COUNCIL REPORTS

21. Chuck Garrett – No report.

22. Connie Massey – No report.

23. Brett Thomas – No report.

24. Christine Tucker – Tucker shared that she and Campbell would be visiting Madison on Monday to meet with their Downtown Development Director and Main Street Coordinator. She also noted, she will be going to a class in Savannah in June to learn more about downtown development authorities.

25. Jeff Campbell – No Report.

EXECUTIVE SESSION

At 8:16 PM, Tucker moved to leave regular session and go into executive session for discussing threatened and pending litigation and real estate. Campbell second. Opportunity for discussion. Motion carried 5 - 0.

At 8:42 PM, Tucker moved to leave executive session and return to regular session. Campbell second. Opportunity for discussion. Motion carried 5 - 0.

ADJOURN

At 8:42 PM, Tucker moved to adjourn. Thomas second. Opportunity for discussion. Motion carried 5 - 0.

RESPECTFULLY SUBMITTED,

JULIE A. KLEIN, CMC