

MINUTES OF MAYOR AND COUNCIL, CITY OF WATKINSVILLE
May 18, 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 May 18, 2022, at 6:30 PM. In attendance in person at City Hall were 9 citizens.

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

QUORUM CHECK: At 6:31 PM, Brodrick acknowledged a quorum was present.

PLEDGE OF ALLEGIANCE: CJ Worden led the Pledge of Allegiance.

APPROVAL OF MINUTES:

1. At 6:32 PM, Tucker moved to approve the April 20, 2022, regular meeting minutes as presented. Garrett second. Opportunity for discussion. Motion carried 5 to 0.

APPROVAL OF AGENDA

At 6:34 PM, Tucker moved to approve agenda with the following changes: remove Item 14 (Residential Wastewater Allocation Request for Tucker Revocable Living Trust) and table Item 17 (ORDINANCE: Adopt Hotel-Motel Excise Tax). Thomas second. Opportunity for discussion. Motion carried 5 to 0.

ADMINISTRATION

Public Input Process: At 6:34 PM, Brodrick briefed those present about the public input process. Brodrick explained that if anyone wished to address Mayor and Council then they could do so at the noted times on the agenda or at the discretion of Council. Brodrick noted Per City Code Section 2-26(d), that comments should be related to items on the agenda and that they should speak from the podium for no more than four minutes per person, and that the Council does not allow for debate, argument, personal attacks, or irrelevant discussion.

2. Financial Reports – General, Fund Reserve, SPLOST I, II, III, and ARPA funds:

At 6:35 PM, Dickerson provided monthly financial reports including a summary of balances for each fund.

3. Economic Development Reports – Business Licenses, Building Permits:

At 6:39 PM, Dickerson reported nine business licenses were received in the month of April; collecting \$1,345 and nine building permits were issued, collecting \$5,630.

4. Police Department Report:

At 6:40 PM, Chief Brock provided his monthly report noting the speed study conducted on Harden Hill Road showed a decline in speeding. Brodrick thanked Chief for he and his officers' hard work to help lower speeds. Chief provided a recap of the "Cops and Bobbers Fishing Tournament which occurred on May 7th. Chief stated that it was a beautiful day to celebrate and noted that there were over 80 participants registered. He shared that Abigail R. caught the first fish, Linden M. caught the smallest fish (a 4-inch blue gill), Makenna C. caught the longest fish (an 11-inch bass), and Shawn R. caught the most fish (a total of 14). Since he caught the most fish, Shawn R. won a kayak and fishing gear donated by sponsors.

Chief shared information on the rollout of the 988 Suicide & Crisis Lifeline. For many years, Chief has served on the panel that helped to establish this service which will go into effect nationwide on July 16, 2022. The purpose is to be a suicide prevention center. Chief shared that the public may access these resources online at www.988GA.org.

Chief shared that he had brought onboard two part-time employees: Elena Krish and Allen Krish. Both are retired from the Los Angeles Police Department. He explained that though they are married, they work on

different shifts and report to different supervisors. Allen is currently employed full-time as an Oglethorpe County Sheriff's Deputy. Ryan Anglin is in his third week at the police academy and is doing well. Rachel Stearns started the academy in Covington last week. Ryan and Rachel will be full-time employees once they successfully complete their academy training.

Mayor Brodrick took a moment to congratulate Chief on his daughter, Alexa's upcoming high school graduation and for all of her academic and athletic accomplishments.

CONSENT AGENDA

- 5. Approve highest responsible bidder who has made Provisional Payment for the surplus of conduit (Public Works) via public auction conducted by www.Govdeals.com.**
- 6. Update Signatures on Approved Statewide Mutual Aid and Assistance Agreement.**

At 6:49 PM, Thomas moved to approve the consent agenda. Tucker second. Opportunity for discussion. Motion carried 5 to 0.

PUBLIC HEARING

Public Input Process: At 6:49 PM, Brodrick briefed those present about the public input process. Brodrick explained that if anyone wished to address Mayor and Council then they could do so at the noted times on the agenda or at the discretion of Council. Brodrick noted Per City Code Section 2-26(d), comments should be related to items on the agenda and that they should speak from the podium for no more than four minutes per person, and Council does not allow for debate, argument, personal attacks, or irrelevant discussion.

- 7. Public Hearing: Proposed 2022 Property Tax Millage Rate:**

At 6:50 PM, Brodrick opened the public hearing. No comments. Brodrick closed public hearing at 6:51 PM.

- 8. Public Hearing: Proposed Fiscal Year 2023 General Fund capital and Operating Budget (July 1, 2022 – June 30, 2023):**

At 6:51 PM, Dickerson provided a summary of the proposed \$2,559,574 Fiscal Year 2023 Budget noting 51% of the budgeted expenditures are for personnel and 21% for contract labor. She stated that taken together people account for 72% of budgeted expenditures.

At 6:55 PM, Brodrick opened the public hearing. No comments. Brodrick closed the hearing at 6:55 PM.

- 9. Public Hearing: Zoning Text Amendment allowing for "Car Sales, Primarily Indoor Showroom" as a Conditional Use in the Employment Center (EC) Zoning District:**

At 6:55 PM, Reitman opened the public hearing.

Michael Prochaska with The Oconee Enterprise asked for the public to be briefed on the action taken last year regarding a similar indoor showroom. Brodrick explained the Corridor Commercial (CC) Zoning District allows for retail uses; however, a conditional use was approved for an indoor showroom for car sales primarily along Highway 15. No other comments. At 6:58 PM, Brodrick closed public hearing.

- 10. Council Vote: Consideration of Zoning Text Amendment allowing for "Car Sales, Primarily Indoor Showroom" as a Conditional Use in the Employment Center (EC) Zoning District:**

Tucker asked Scott Payne (applicant) to discuss his request. Dickerson provided a brief summary. Payne noted there will be no vehicles parked outside. He is an auto broker working with customers looking for specific makes/models of vehicles. There will be no for sale signs posted.

Tucker inquired as to the size of the vehicle hauler. Payne explained it is a one vehicle hauler.

At 7:05 PM, Tucker moved to approve the Zoning Text Amendment allowing for “Car Sales, Primarily Indoor Showroom” as a Conditional Use in the Employment Center (EC) Zoning District. Garrett second. Opportunity for discussion. Motion carried 5 to 0.

11. Public Hearing: 1092 Business Boulevard, Building B, Unit 1 (Scott Payne) Passion Autos, LLC – Conditional Use in Employment Center (EC) Zoning District:

At 7:07 PM, Brodrick opened public hearing.

As some concerns were raised by a couple of Council members about the outdoor storage of vehicles, Payne noted that he would be okay with removing the word primarily and stating indoor only. No other comments.

At 7:07 PM, Brodrick closed public hearing.

12. Council Vote: Consideration of 1092 Business Boulevard, Building B, Unit 1 (Scott Payne) Passion Autos, LLC – Conditional Use in Employment Center (EC) Zoning District:

At 7:08 PM, Tucker moved to approve conditional use with a condition that all sales will be indoor, and all vehicles will be displayed only indoors. Thomas second. Opportunity for discussion. Motion carried 5 to 0.

APPEARANCES

13. Waters Walk Age-Restricted Independent Living Retirement Community at Durham and Water Streets/Tax Parcels #W 05 038, #W 05 040, #W 05 056, #W 05 039, #W 05 055 – co-applicants Beverly J. Searles Foundation, Jimmy L. Christopher, Gwendolyn C. Greenway, and Helen M. Booth – W & A Engineering – Urban Forest Protection Plan:

At 7:09 PM, Mark Campbell, Engineer, commented if the Council had any technical questions, he would be happy to respond as he had reviewed the plans.

Thomas, Chair of the Urban Forest Board, presented a report and noted the left/north side of the project was primarily wooded and was well above the required density. The Urban Forest Board recommended approval. Brodrick asked if the land planners excluded from the urban forest protection plan the one-acre lot on Water Street, south of the development. Mark Campbell explained the lot was not included in the forest protection plan and would allow flexibility for future use as it is zoned Mixed Use Office (MUO).

At 7:13 PM, Thomas moved to approve the Urban Forest Protection Plan for Waters Walk. Tucker second. Opportunity for discussion. Motion carried 5 to 0.

14. Approve Tucker Revocable Living Trust (Christine Tucker) W 07 018A – 0.46 acres – Residential Wastewater Capacity Allocation Request:

Item #14 was removed with agenda approval at applicant’s request.

15. Approve G. Edward Van Giesen, III, W 05 086, 0.79 acres – Residential Wastewater Capacity Allocation Request:

Dickerson summarized the wastewater capacity request for 260 gallons per day at 84 Thrasher Drive. Applicant was aware that if his request was approved, within six months he would need to move forward with developing the property or the wastewater capacity granted would expire. Dickerson also pointed out that the wastewater capacity is not transferrable.

Brodrick added that the County sewer line divides the property making it impossible for the property owner to add drain fields on either side.

At 7:22 PM, Tucker moved to approve the Residential Wastewater Capacity Allocation Request conditional upon all city building codes being met and approval from the Oconee County Environmental Health Department. Thomas second. Opportunity for discussion. Motion carried 5 to 0.

OLD BUSINESS

None.

NEW BUSINESS

16. Approve selection of contractor for Demolition, Grading, and Construction of City Hall Sidewalk:

At 7:22 PM, Dickerson stated that the city had received the following three proposals:

All About Asphalt, Inc. - \$31,850

Black Oak Inc. - \$38,880

Mayweather Concrete Finishing - \$12,000

Dickerson recommended accepting the Mayweather Concrete Finishing proposal of \$12,000 and asked for Council to approve an appropriation of up to \$15,000 to cover the cost of additional services to be provided by the city engineer. The funds will be appropriated from the remaining Fiscal Year 2022 Local Maintenance Improvement Grant Funds.

At 7:15 PM, Tucker moved to approve the proposal from Mayweather Concrete Finishing of \$12,000 and appropriate up to \$15,000 total to complete the sidewalk project. Garrett second. Opportunity for discussion. Motion carried 5 to 0.

17. ORDINANCE: Adopt Hotel-Motel Excise Tax:

This item was tabled with the approval of the agenda.

PUBLIC COMMENTS

None.

MAYOR'S REPORT

Mayor shared that the playground at Harris Shoals Park was finished and looked great. He noted ESP was planning the opening of the Miracle League Ball Field on June 6th and this was a really exciting event for the community. He shared that ESP was expecting more than 1,000 people to attend.

Dickerson noted that ESP is following the same rules as any other special event organizer would and had completed a Pedestrian Event Permit Application.

Mayor added that ESP would be working with local businesses to provide a shuttle service to the event. Mayor shared that Marc Novack, and the Public Works Department are working to get the weeds under control at the Verner Pedestrian Bridge on Harden Hill Road and have planted some native species.

Mayor stated that two, local Eagle Scouts were working in Watkinsville Woods. Matthew Miller is reconstructing one of the main wooden pedestrian bridges. Bennett Atchley, along with help from his dad Brett is constructing four sheltered benches.

Mayor provided a sneak preview of the new White Tiger restaurant and shared that it will have a distinctive look from other restaurants around the community. He stated that the food was great, and that White Tiger would be a tremendous asset to Watkinsville.

Mayor shared that he has worked to spend time visiting local businesses. Since the last meeting, he made visits to Athens Feed & Seed and Taylor's Iron. He stated that together these two businesses provide 200 jobs.

Mayor said the city had received comments from citizens about the Harris Shoals Park improvements which are planned. Mayor noted that the plans were available on the city's website and that the Harris Shoals Park Committee is working hard to advance the project.

COUNCIL REPORTS

- 18. Chuck Garrett:** At 7:31 PM, Garrett shared that he had spoken with the District Engineer with GDOT about the pedestrian crossing at the intersection of Ashford Methodist Church at Harden Hill Road and Main Street and was told it was on the list to be done.
- 19. Connie Massey:** At 7:32 PM, nothing to report.
- 20. Brett Thomas:** At 7:32 PM, nothing to report.
- 21. Christine Tucker:** At 7:32 PM, Tucker reiterated that there was no plan to totally take away the BBQ pits at Harris Shoals Park but the Committee was discussing relocating some of them to open up the view of the shoals. She shared that they were looking to partner with the Rotary Club on the effort.

Dickerson added that the metal playground was relocated from behind City Hall to an area on the other side of the pedestrian bridge in the park where the horseshoe area was located. She noted staff is working to repair the harness on Mayor Ivie's swing before it gets relocated next to the metal playground. Dickerson stated that the old wooden playground will be fenced off completely by June 6th so work may begin in that area. She also stated she and the mayor worked on signs that will provide information about the park improvements via a QR code that links to the city's website. The signs to be installed by June 6.

- 22. Jeff Campbell:** At 7:35 PM, nothing to report.

ADJOURN

At 7:36 PM, Tucker moved to adjourn. Campbell second. *Opportunity for discussion.* Motion carried 5 to 0.

RESPECTFULLY SUBMITTED,

JULIE A. KLEIN, CMC