

# Town of Talking Rock Monthly Meeting Minutes

June 12, 2023

Mayor Pro Tem and board member, James Bryant called the meeting to order at 7:03 pm.

## I. ATTENDANCE

Board:

James Bryant  
Tony Hawf  
Steve Lewis  
Mary Bregantini  
Lynda Cagle

Town Clerk: Dawn Carver

Town Attorney: Jeff Rusbridge

Others in attendance:

Julianne Meadows, Audrey Kirsten, David Wilbanks, Adam Godfrey, Michelle Godfrey, Larry Cavender, Lamar Cantrell, Ronda Mosley, Dan Mosley, Tony Grizzle, Harry Watkins, Mike Dietzel, Aaron Driscoll, Karla Roper, Mary McDonnell, Mary Hawf

## II. Pledge of Allegiance

## III. Approval of April's Meeting Minutes

A motion was made by Tony Hawf, seconded by Lynda Cagle to approve the meeting minutes from the April's regularly scheduled meeting. All voted unanimously in favor.

## IV. Approval of May's Special Session Meeting Minutes

A motion was made by Mary Bregantini, seconded by Lynda Cagle to approve the special session meeting minutes from May 26. All voted unanimously in favor.

## V. Approval of April and May's Financial Reports

A motion was made by Mary Bregantini, seconded by Lynda Cagle to approve the April 2023 and May 2023 Financial Report. All voted unanimously in favor.

## VI. Maintenance Report

- A. Fixed the A/C unit in town hall
- B. Spread mulch and hauled off dead bush in the front
- C. Fixed the drain at the park where the roots had plugged it
- D. Arranged a guy to bush hog upper lot

## VII. Old Business

- A. A motion was made by Tony Hawf, seconded by Steve Lewis to rezone 4.63 acres of VVF from AG to R-A. All voted unanimously in favor.
- B. A motion was made by Tony Hawf, seconded by Mary Bregantini to annex the 4.63 acres of VVF into the town. All voted unanimously in favor.
- C. A motion was made by Tony Hawf, seconded by Steve Lewis to de-annex 4.63 acres out of the town and into Pickens county. All voted unanimously in favor.
- D. A motion was made by Mary Bregantini, seconded by Lynda Cagle to approve the final plat of the Overlook at Fisher Creek. All voted unanimously in favor.
- E. A motion was made by Mary Bregantini, seconded by Lynda Cagle to approve the final plat of Valley View Farms. All voted unanimously in favor.

- F. Monies of \$500 for landfill fees that we no longer use will be reallocated to the annual RR lease of \$400.
- G. Rezoning of Shadow Creek has been tabled.
- H. Sign will be located on corner of Michelle and Adam Godfrey's property. Still taking ideas on moving forward. James said need to keep the cost in mind. Someone asked if there was a specific budget, which Tony replied that we haven't really set up a budget.
- I. On updating the charter on building permits, Jeff said he should have a draft ready by the next meeting.
- J. 2020/2021 LMIG grants have been closed with the final drainage repair on Old Blairsville Road.
- K. The audits are up to date now and the CPA is currently working on the 2022 audit. Dawn pointed out that the town is no longer listed on the delinquent list. James stated this now allows us to apply for grants to improve on the town.
- L. James stated that we will have to go through DOT and we will have to have professional drawings to show that conceptual design. We want that historical feeling of the streetlights and sidewalks.

#### **VIII. New Business**

- A. For records destruction, Dawn stated that she cleaned out the files and shredded and documented everything that was shredded.
- B. Julianne Meadows spoke regarding the Pickens county joint comprehensive plan, recommending the adoption of the plan before June 30<sup>th</sup> deadline. A motion was made by Lynda Cagle, seconded by Steve Lewis to adopt the 2023 Pickens County Comprehensive Plan. All voted unanimously.
- C. A motion was made by Tony Hawf, seconded by Lynda Cagle to approve an alcohol license for Adam and Michelle Godfrey, owner's of Blackwater Station. All voted unanimously in favor.
- D. Mary Bregantini gave an update on Heritage Days. She said we have 20 some vendors, all food vendors are pretty much filled. Mary Hawf has been securing entertainment. Mary said she thinks we pretty much have a full line up. Mary Hawf and Mary McDonnell have been securing sponsors. We have Coca Cola, Community bank of Pickens, Anderson Tent, Ithink Bank, Old Mule House. Mary said we are really on our way.
- E. A motion was made by Tony Hawf, seconded by Steve Lewis to allow Pickens county to collect the taxes for the town at \$4 a parcel. All voted unanimously in favor.
- F. James acknowledged a \$33,333.33 from Bobbie Edge to the Talking Rock teaching museum. Bobbie has been heavily involved in the teaching museum over the years and she wanted to make sure it would continue. James stated that we have opened up bids for the repair of the school. He is meeting with the retired school teachers group in the next couple of weeks. He wanted to assure the public that this \$ will be used appropriately and he will keep the entire town involved with the progression of the restorations. He expressed his appreciation to Bobbie and her extended family. Lamar Cantrell stated that he may have photos with Bobbie in them from back in the days of her teaching.
- G. A motion was made by Mary Bregantini, seconded by Lynda Cagle to spend money to rent a 10x20 storage shed when the time is needed to store the items from the school house. All voted unanimously in favor. James said he will work with the council and the retired teachers association to identify, record, package and store the items from the school.
- H. Mike Dietzel gave a slide show for the proposed RV resort. He has a great team that has helped develop the land utilizing the ridgelines of the property with about 70 spacious lots. He stated out of 113 acres that will only have approximately 8-9 acres of land disturbance because we like to preserve trees. There will be hiking trails, pickleball courts, swimming pool, a water feature, a Mediterranean style clubhouse. In the second phase there will be some tiny homes that are only for guests of guests. He said they are in the phase of testing the soil and engineering now, and hope to open next year. The park will have a wide, long entrance and will only allow

motorcoaches. Mary asked if this was for short term stays. Mike stated that Pickens county has a limit of 90 days. Mary asked how you can ensure that it's only the newer models. Mike said by inspections. Mike said there are very limited parks that can accommodate the large RV's. They have to drive to Tennessee and South Carolina. Mike said this is the first RV resort they have developed. Tony asked if the amenities and clubhouse were open to the public. Mike said it was all for guests only. They will be applying for an alcohol license for the clubhouse, but there will be no restaurant. James asked if they are planning on expanding, to which Mike said, no. Karla Roper asked about the hotel/motel tax, but Mike nor Dawn knew anything about it. She stated that campgrounds are required to pay it, she just didn't know how much. James asked if approved, when did they plan to start. Mike said he is hoping to break ground this summer. James said we need to look at our ordinance to see if an RV park is allowed. There was discussion regarding water pressure and if maybe a well is the way to go.

- I. A motion was made by Steve Lewis, seconded by Mary Bregantini to allow the town up to \$2000 for the pressure washing and painting of the pavilion including railing around it. All voted unanimously in favor.
- J. A motion was made by Lynda Cagle, seconded by Mary Bregantini to donate \$250 to Keep Pickens Beautiful. All voted unanimously in favor.
- K. A motion was made by Tony Hawf, seconded by Steve Lewis to use the 2023 LMIG \$ to hire a company called EXP for professional drawings and engineering of the street lights and sidewalks. All voted unanimously in favor. There is approximately \$2700 and with our 30% match, it would give us \$3600.
- L. James opened up the meeting to any additional questions or comments. Dawn mentioned that Lateral Drift will be doing a breast cancer walk on September 9<sup>th</sup> here in Talking Rock. Details will follow.

**IX. Adjourn**

A motion was made by Mary Bregantini to adjourn the meeting, seconded by Lynda Cagle at 8:11pm. All voted unanimously in favor.

The next meeting will be August 3, 2023 at 7pm with the working session beginning the same day at 5:30pm. The meetings are now 2 months apart, but if anything comes out, we will have a special meeting that will be announced.

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James Bryant Jr. Mayor Pro Tem

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Lynda Cagle

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Tony Hawf

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Mary Bregantini

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Steve Lewis

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Attested by: Dawn Carver