The City of Williamson

P.O. Box 9

Williamson, Georgia 30292

Steve Fry, Mayor
Stephen Levin, City Council Post 1
Bob Harrison, Jr City Council Post 2
John Smithson, City Council Post 3
Carol Berry, City Council Post 4
Chris Gordon, City Council Post 5

MINUTES

REGULAR MONTHLY MEETING

1 October 2026 7:00 PM

Mayor and all council in attendance

I. **CALL TO ORDER, INVOCATION, PLEDGE, WELCOME**.....Mayor Steve Fry-7:04p

II. **APPROVAL OF THE AGENDA** (O.C.G A. § 50-14-1 (e) (1))-Motion to approve JS/SL 5-0.

III. **APPROVAL OF THE MINUTES** (O.C.G.A. § 50-14-1(e) (2))

A. Minutes from meeting held 3 September 2026-Motion to approve as written CB/CG 5-0.

B. Minutes from meeting held 17 September 2026-BH asked what was on the agenda, noting a lot of things were done. Mayor advised it was a budget hearing and items were addressed as they came up. BH stated the agenda wasn't changed. Motion to approve as written SL/CB 4-0, BH abstained.

C. Minutes from meeting held 24 September 2026-Motion to approve as written CB/JS 5-0.

IV. **FINANCIAL REPORT-**Revenue is over and expenditures are under projections. Budget was $339,975, but $340,746 was brought in. Revenue items that came in higher than anticipated include occupational tax, financial institution tax, ROW/building permit fees, LMIG, and franchise fees. Account balances are: General Fund $517,839, SPLOST $397,659, Water Fund $270,103, and Capital Improvements $499,886. BH asked what the projected property tax revenue for 2027 was. Mayor replied $105,000, and BH stated it should be given back to the citizens via rebate. Mayor advised the average city tax bill is $200 and the city has reduced taxes every year. BH noted the city has spent more than was budgeted, to which mayor reported utilization of cash reserve funds and the budget is balanced. Motion to approve financial report JS/SL 5-0.

V. **REPORTS FROM DEPARTMENTS, COMMITTEES AND BOARDS**

A. City Clerk Report-Current builder is working with previous builder to address mail delivery on Wisteria Ln. Post office denied previous builder's appeal, so cluster boxes must be installed. Location of cluster boxes not yet confirmed. It was thought door to door delivery had previously been approved. Requested approval to drop $24/month dedicated fax line at city hall, noting Williamson LEAF provides fax services. Mayor and council approved removal of the line.

B. Council Member Reports-**SL**: Work at memorial park is progressing and CB said hydroseeding was done. Doing better health-wise. **CB**: Mystery Dinner Theatre was a huge success with 36 attendees the first night and 42 the second night. Total profit $1662.21. **BH**: None. **CG**: Infant daughter coming home soon. **JS**: Items already on agenda.

C. City Attorney Report-Has been operating under Rob Morton's contract. Mr. Morton is resuming his role as city attorney effective the first of November. Council thanked Heath for his service.

D. Mayor's Report-Awaiting information on the Nelson Memorial Fund and if the city could utilize funds for its botanical-memorial garden. Funding cycles between Concord, Meansville, Zebulon, and the county. Citizen in Fox Tales reported a dog related noise complaint, but offending party does not reside in the city. Mayor spoke with county, but no way to regulate. Issues ongoing with 4-wheelers, dirt bikes, unregistered carts, and unlicensed side-by-sides on city streets. Conner Ln. address change to be discussed with Mr. Morton in further detail.

E. County Matters-Mr. Morton announced transition from county manager position in July and county has been interviewing applicants to fill the role. County opted for the rollback millage rate. Paving of Woodcreek Rd to be let for bid and plans to start work by end of year or beginning of

next year. Project has been delayed while waiting on utility companies. Scarecrows on the Square in Zebulon. PCWSA will use ARPA funds to connect to the city's master meter at Free Liberty Church, loop in Stephens St duplexes, and tie in to the 12" line that feeds Peach State. Jim Totten discussed the Hazard Mitigation Plan, which outlines severe weather preparedness and damage mitigation. Wish list of items, such as weather radios, for when grants are available. A grant was previously used to purchase a new siren. City applied for GEFA grant to address water runoff. Motion to sign on to the Pike Co Hazard Mitigation Plan for 2025-2031 CB/SL 5-0.

F. Library Report-Open 18 days with 83 patrons and 36 books checked out. Reading incentive giveaway starts next week. Candy and plenty of books to hand out at Trunk or Treat. Preparing for food drive and Christmas parade. New camera system installed. Thanked CB for assisting with barcode printing and clerk for help with social media. Free library at the caboose was closed due to danger posed by its deterioration. Research ordering a replacement of having someone build a new one. CB reported a brown car has been spotted taking all the books from the free library within a day of it being stocked. BH will remove/dispose of damaged free library and suggested not replacing it since its location is so close to the library. Staff noted main library has limited operating hours and free library availability is important. BH inquired about library club/program attendance and library revenue. Options for holiday storybook trail presented. Motion to use The Night Before Christmas for the holiday storybook trail JS/CG 5-0.

G. Water Department Report (Quarterly)-Clerk advised HWR repaired a city-side leak at 127 Williamson Dr and a city-side repair is scheduled for 171 Windsor Ct. HWR replaced the customer-side galvanized service line at 31 Little St and found the customer-side line at 40 Little St was copper so no replacement was needed. There are 4 customer-side lines left to replace, one of which is City Hall. BH asked how many gallons of water were used to irrigate the park garden. Clerk reported 109,990 for this bill cycle and 110,798 for last bill cycle. Watering has been changed to once a day at 6a.

VI. UNFINISHED BUSINESS

A. Williamson Botanical Garden and Memorial Park Project Updates-M. Stafford provided details on the Williamson Garden Club and related volunteer work. Club can maintain the garden for free. Sign up by joining their Facebook group. Mayor reported roundabout plan amendments due to the proximity of the Williamson family cemetery, noting a probe to check for graves must be completed. Granite monument design options discussed. Motion to purchase 10" thick granite monument with train design, rustic edges, and smooth-finish front/back for $5,602 JS/CB 5-0. Mayor will verify if cost includes installation. City needs to repair loose bricks on corners of existing structure. Awaiting quote from GA Power for new light pole.

B. Old Fayetteville Road Paving Project Update-Awaiting response from engineer. Originally told plans available in June, then July, but nothing has been provided. Need project done by December to expend LMIG funds that were previously rolled over. Mayor will reach out again.

C. Progress on Status of Blighted Properties in the City-2/3 resolved. Attorney sent multiple certified letters to owner, but they were never picked up. Attorney sent email to owner, who initially responded, but no further communication attempts have gotten no response. Mayor reported the property can be considered an attractive nuisance. Attorney advised city may have to take this to court, put a lien on the property, and tear it down.

D. Second Reading of Williamson AI Policy-Only change after first reading was the addition of "SI" to the language. Motion for second reading of the AI Policy as amended CB/SL 5-0.

E. Zoning Amendment for Pre-existing Non-Conforming Lot Allowances Discussion-Options for proposed changes presented and attorneys will review. Planning Commission's previous recommendations deliberated and clerk read email from chairman that detailed same. Discussed acreage requirements for septic, sewer, municipal water, and well water. Text amendment will change lot width requirements in R11 and R15 from 200' to 125', which conforms with R18, R20,

and R22. Non-conforming lot locations reviewed. Planning Commission public hearing on October 15th. Council will receive the commission's recommendation and act on the amendments at its special called meeting/public hearing on October 19th. Debated allowing HOAs to regulate fences inside respective neighborhoods. Motion to move items F. Fence Ordinance and G. Comprehensive Plan to workshop on October 19th JS/CG 4-1 with BH against.

F. Fence Ordinance Discussion-To be discussed at October 19th workshop.

G. Comprehensive Plan and Land Use Plan Discussions-To be discussed at October 19th workshop.

H. LEAF Cameras and NVR Upgrade Update-Installation complete and old cameras are in storage closet at the library. Invoice for $3389 received.

I. Disc Golf Course Update-One basket needed. Mayor is researching and noted high shipping costs. Looking for local vendor. M. Stafford advised there should be no issues with damage to plants.

VII. NEW BUSINESS

A. Update for Park and Botanical Garden Landscaping Maintenance-Landscaper requested city entertain an updated maintenance contract due to the increase in area to be mowed. Council agreed additional area isn't much. M. Stafford reported that the hydroseed company over sprayed, which potentially damaged several plants. Loss of perennials is the biggest concern and he advised replacement cost likely exceeds amount billed to hydroseed. A crepe myrtle is leaning and tracks nearby indicate it was hit. Mayor thanked BH for working with Vulcan to get six loads of crush and run donated. Coordinate with county for pickup and hauling.

B. Title Search on Old Fayetteville Road RR Properties-Mayor commended clerk for research that found deeds and maps pertinent to the railroad properties. Documents may provide information needed to track the parcel in question. CB to request information from Newt, as he was involved with the original project.

C. Fall Festival and Trunk or Treat Planning-October 31st from 5p-7p with movie at 7:15p. Purchase movie license for The Ghost and Mr. Chicken for $395. Looking for a few food trucks to have food available during movie. Will play themed canned music and potentially have a couple bands. Remove 250th banners to clear line of sight for movie screen. No pet parade but will have prizes for the best decorated trunks. First place $100, second place $50, and third place $25.

-Brian Cagle of CKH Group provided audit information. HB244 went into effect 7/1/26 and allows governments expending under a million dollars to do an AUP (agreed upon procedures) instead of a full audit. City currently eligible for AUP but may change based on rest of the year's expenditures. FY25 deficiencies discussed. Fee proposal will be provided in January 2027, once current fiscal year is closed out.

VIII. EXECUTIVE SESSION: (O.C.G.A. § 50-14 et seq) Potential or Pending Litigation; Personnel-Motion to exit open session and enter executive session BH/JS 5-0 8:41p. JS left the meeting and is recused due to personal interest. Motion to exit executive session and reenter open session SL/CB 4-0. No action taken.

IX. PUBLIC COMMENT: None requested

X. ADJOURNMENT-SL/BH 4-0 8:56p

APPROVED

BY: JS/SL 5-0 DATE: 11-5-26

Paula Ludwig city clerk

mayor

PLS 12OCT2026