

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

3 September 2026 7:00 PM

Mayor and all council in attendance except S. Levin

- I. **CALL TO ORDER, INVOCATION, PLEDGE, WELCOME.....**Mayor Steve Fry-7:05p
- II. **APPROVAL OF THE AGENDA** (O.C.G A. § 50-14-1 (e) (1))-Motion to approve JS/CB 4-0.
- III. **APPROVAL OF THE MINUTES** (O.C.G.A. § 50-14-1(e) (2))
 - A. Minutes from meeting held 6 August 2026-Motion to approve CB/CG 4-0.
- IV. **FINANCIAL REPORT**-General Fund \$519,185.40 SPLOST \$397,659.22 Water Fund \$268,984.21 Capital Improvements \$500,000. Clear to pay McLeRoy for amphitheatre.
- V. **REPORTS FROM DEPARTMENTS, COMMITTEES AND BOARDS**
 - A. City Clerk Report-Ashley Glen HOA sends permit approvals via email. Requested that the HOA submit approval letters. Mayor will speak with HOA about request.
 - B. Council Member Reports-**JS**: None. **CG**: None. **BH**: Asked about grant email. Clerk advised the city could not receive 2027 LMIG funds until 2023 funds are spent. 2023 projects were reviewed and BH noted Ashley Glen needs paving. Thanked public works for cutting ditches. Requested update on pool code violation and Mayor reported a cover was installed. Suggested contracting with a tree service for limb maintenance. JS reported Southern Pride assists with tree work as needed. Debated how park irrigation installation was funded. Clerk reported parks and rec line item of general fund was utilized. Asked how much the city paid Griffin for water purchase. Clerk advised \$9,565.74 was paid on 8/10 for 2 million gallons. Asked if council permission was needed to move budget line items. Mayor stated, as the budget officer, he can move items as needed. Requested status of banners/signs at the coffee shop. Mayor noted they aren't legal. Asked if city has any credit or debit cards and was advised there are only debit cards. **CB**: Mystery Dinner Theatre being held at Williamson Methodist Church on September 18th and 19th.
 - C. City Attorney Report-Circle K coming to Zebulon near Christ Chapel. Construction starting soon on new Waffle House. Need to go over and finalize water tower contract. Mayor reviewed other city's contracts and spoke with GMA. Clawback clause meets term requirements.
 - D. Mayor's Report-None.
 - E. County Matters-Six applicants for county manager position, unofficially.
 - F. Library Report-Open 16 days with 74 patrons, 37 books checked out, 3 new library cards issued, and \$22.00 income. Trunk or Treat is October 31st. Food drive starts in November. Christmas parade in December. Halfway done with inventory of young adult section, then will start on children's chapter books. Free library at the caboose in disrepair, but stump is okay.
 - G. Water Department Report (Quarterly)-Scott not in attendance. Clerk reported HWR repaired leaks on Little St. and Purser Cir. These likely contributed to the higher water loss.
- VI. **UNFINISHED BUSINESS**
 - A. Williamson Botanical Garden and Memorial Park Project Updates-Plants being monitored and Country Estate will replace if needed at no cost to the city. Discussed sod options and noted sod installation quote includes top soil. Reviewed three quotes for pavers but need measurement of

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area for accurate pricing. JS asked if action can be taken on pathway completion and reported time limit for hydroseeding. Measurements needed to get quote for crush and run. Mayor said approximately six loads would be needed to complete path with a depth of four inches. CLM submitted quote of \$600 per load to spread the materials. Vulcan prices are higher than Landmark. BH and Mayor will get pricing. Monument with train engine design discussed.

- B. Old Fayetteville Road Paving Project Update-Mayor and clerk requested update on specs. Whitley reported it would be ready soon. City needs to complete project/expend LMIG funds.
- C. Amphitheater Punch-List Status Update-Mayor and JS completed walkthrough with contractor. McLeRoy will repair the section of roof that was leaking, drill holes so the door latches can be secured, and repair the ridge cap. Approved Church of Joy's request to host Praise in the Park on Oct. 7th at 6p. Clerk requested update on Trunk or Treat info/flyer. Mayor advised Church of Joy will solicit trunks and he will get additional info. JS asked what plans are for grass at the park. Quote from CLM for installation of 25 pallets of sod was \$12,500. Hydroseed is cheaper, but sod is quicker. Bermuda sod cost \$7,500. Decision postponed until pathway is completed. Budget time with public hearings set for the 17th and 24th.
- D. Progress on Status of Blighted Properties in the City-Thanked clerk for providing additional information for property owner. Sent another certified letter but waiting on green card that confirms receipt. Contacted Mrs. Moody and will schedule a meeting to discuss. Two of three have been addressed. BH noted green house on Old Fayetteville looks better and reported tractor is still being unloaded on the street, which has left marks.
- E. LEAF Digital Sign Update-4'X8' active LED with 6.6mm (highest resolution) is \$32,097 and 8.8mm is \$29,115. Both options come with 10 year warranty and training on utilization of software. Discussed charging city businesses a fee to use sign for advertising. Motion to accept Stewart Signs quote of \$32,097 for 6.67mm 4X8 sign JS/CG 4-0. BH asked where it would be located and was advised it will replace the existing sign in front of the library. Quotes needed for brick structure to house the sign.
- F. Second Reading and adoption of Social Media Policy-First reading in August. Motion for second reading JS/CB 4-0. Clerk to fix any grammatical errors. BH asked if it would be posted on the website and mayor stated it would be.
- G. First Reading of AI Policy-Motion for first reading CB/JS 4-0.
- H. Zoning Amendment for Pre-existing Non-Conforming Lot Allowances Discussion-Verbiage in ordinance exists that addresses pre-existing non-conforming lots but it's vague and needs clarification. Rules exist for each zoning classification and multiple lots in the city do not meet current ordinance regulations. BH stated there is a process and it should be followed. JS opined making each owner come in is government overreach, noting changes to ordinance would clearly show what can be done. Discussed denied permits on Little St non-conforming lots. Reviewed rezoning process. Planning Commission recommended a lot width percentage standard instead of a set width. Mayor noted the city had no zoning until 1992 and therefore determining which lots are pre-existing is an issue. State allows for topographical adjustments.
- I. Wetlands, Watershed, and Stormwater Planning Grant Discussion-WIPP grant application submitted and city could receive between \$100,000 and \$150,000 with a 10% match required. Carter & Sloope conducting an engineering study to address storm drains and water runoff that includes ditches and headwalls. Target areas are 2nd District, Purser Circle, and Old Fayetteville. JS reported the culvert by the exit of the park needs digging out again.
- J. LEAF Concrete Pad Maintenance/Repair Update-JS scraped area so water will flow away from building towards the power pole. Will monitor.

- K. Comprehensive Plan and Land Use Plan Discussions-Deferred until mayor and council have reviewed. Clerk advised Jim Totten wishes to attend the next meeting for discussion and execution of the Hazard Mitigation Plan.
- L. LEAF Cameras and NVR Upgrade-Reviewed quote. Motion to approve Beacon Security's quote of \$3,389 to replace the five existing cameras with audio capable ones, install two new audio capable cameras, and upgrade the NVR CB/JS 4-0. New cameras for parking lot and employee work area.

VII. NEW BUSINESS

- A. FY 2027 Budget Planning Discussions and Timeline for Adoption-Public hearing ad, 5-year history, and tax digest were submitted to paper and will run in the 9/9 issue. Public hearings are scheduled for 9/17 and 9/24 at 7p with adoption on 9/24. Proposed budget will be available on 9/7. Reducing millage rate below the rollback rate. Millage rate to be set at 2.065, which is a 1.79% tax reduction. 2025 rate was 2.075, 2024 rate was 2.395, 2023 rate was 2.4, 2022 rate was 3.45, and 2021 rate was 3.475.

- 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 CB/CG 4-0 8:41p. JS left the meeting and is recused due to personal interest. Motion to re-enter open session CB/CG 3-0 9:00p. No action taken.

- IX. PUBLIC COMMENT: None requested

- X. ADJOURNMENT-CB/CG 3-0 9:01p

APPROVED

BY: CB/CG 5-0 DATE: 10-1-24

 city clerk
 mayor