

# Town of Talking Rock Monthly Meeting Minutes

November 10, 2022

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:

Others in attendance:

Mary Livsey, Max Calor, Michael Carver, Adam, Michelle and Zach Godfrey, Kylie Nunn, Audrey Kirsten, Steve Lowe Stacy Bagley, Pam Kondos, Kirk Kondos, and Susan Kent

## II. Pledge of Allegiance

## III. Presentation of Donation Checks

- A. Pickens Animal Rescue
- B. Joy House

## IV. Approval of October's Meeting Minutes

A motion was made by Tony Hawf, seconded by Lynda Cagle to approve the meeting minutes from the October 6<sup>th</sup>'s regularly scheduled meeting. All voted unanimously in favor.

## V. Approval of October's Financial Report

A motion was made by Steve Lewis, seconded by Mary Bregantini to approve the October Financial Report. All voted unanimously in favor.

## VI. Maintenance Report

- A. Update that the restroom partitions were in the process.

## VII. Old Business

- A. Update given by Mary Bregantini- Success! Record number of booths and record number of people in attendance.

## VIII. New Business

- A. Announcement of budget review and public hearing at December 1, 5:30 working session and vote on at December 1, 7pm meeting, then adopted January 1, 2023.
- B. Talking Rock Public Auction – white utility truck
- C. Delinquent taxes – those affected have received letter along with their 2022 tax invoice
- D. Presentation from Michelle and Adam Godfrey for Blackwater Station – Specializing in architectural salvage, antiques, antique stoves and would like to offer wine slushies. Would like to have local artisans like soap makers and painters and jewelry makers. Will specialize in the home. Has had septic and structure inspected. Planning on utilizing whole 3 acres. Maybe create an area in the back where people can sit and look out over the creek. Want to have tastings and sell bottles. Have spoke to Otts. County said have to work within the county for wineries. Want metal art outside. Want to do an antique truck on corner with flower bed welcoming people to Talking Rock. Tony reminded that if they are having public restrooms then they will need to get septic approved .

- E. A motion was made by Mary Bregantini to amend the agenda to add Kylie Nunn's business proposal to the agenda. Tony Hawf seconded. It was unanimous.
- F. Kylie Nunn wants to make a Bed and Breakfast type. 3 bedroom upstairs with play area and library, and formal dining downstairs with a small kitchen. They will not be cooking for the people. It will be a short term rental, similar to an air-b-n-b. Lawyer says short term rentals are not permitted, but Kylie may be able to apply for a variance in Talking Rock. Mayor Pro Tem asked for an outline for business plan.

**IX. Adjourn**

A motion was made by Lynda Cagle to adjourn the meeting, seconded by Steve Lewis to adjourn the meeting at 8:06pm. All voted unanimously in favor.

The next meeting will be December 1, 2022 at 7pm with the working session beginning the same day at 5:30pm.

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James Bryant Jr. Mayor Pro Tem

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Lynda Cagle

\_\_\_\_\_  
Tony Hawf

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Mary Bregantini

Attested by:

\_\_\_\_\_  
Steve Lewis

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Dawn Carver