

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Myoshia Crawford	Council Member
	Charles Boyce	Council Member
	Norman Garrett	Council Member
	Tyler Gregory	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney

Absent:	Lee Malcom	Council Member
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Staff Present:	Jeremiah Still, Danny Smith, R.V. Watts, Andrew Dykes, Beth Thompson, Brian Thompson, Chris Bailey, Brad Callender, Les Russell
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Visitors:	Lee Rowell, Kim Foster, Patrick Stewart, Jordan Stewart, Shauna Mathias, Clayton Mathias, Julie Sams, Anna Blount, Sara Shropshire, Tommy Fountain, Mehul Jaradi, Tommy Pickett, Charmaine Pickett, Mike Parker, Gail Parker, Dawn Parker, Clay Parker, Anna Parker, Lee Thompson, Jim Holbrooks, Kirklyn Dixon
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I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Pastor Tommy Fountain with 1025 Church gave the invocation.

2. Roll Call

Mayor Howard noted that all Council Members were present, except Council Member Lee Malcom. There was a quorum.

3. Approval of Agenda

To approve the agenda as presented.

*Motion by Bradley, seconded by Little.
Passed Unanimously*

4. Approval of Consent Agenda

- a. September 13, 2022 Council Minutes
- b. September 29, 2022 Council Minutes
- c. September 13, 2022 Executive Session Minutes
- d. August 16, 2022 Planning Commission Minutes
- e. August 23, 2022 Historic Preservation Commission Minutes

To approve the consent agenda as presented.

*Motion by Little, seconded by Crawford.
Passed Unanimously*

II. PUBLIC FORUM

1. Public Presentations

- a. National Hospice and Palliative Care Month Proclamation

Mayor John Howard presented the Proclamation for National Hospice and Palliative Care Month.

MAYOR AND COUNCIL MEETING OCTOBER 11, 2022 6:00 P.M.

Ms. Kim Foster, Community Educator, thanked the City for acknowledging Hospice and Palliative Services.

No Action.

b. Mike Parker – Years of Service Recognition

Mr. Brian Thompson recognized Mr. Mike Parker and presented him with an award in honor of his years of service with the City of Monroe. Mike worked for the City for 49 years, six months, and seven days. He started working fulltime for the City in 1973. He also worked parttime during high school painting fire hydrants for the City during the summer. Mr. Parker filled many rolls while working with the City; he has worked as a meter reader, worked in the cable department, and the electric department. Mr. Thompson discussed Mr. Parker's history with the City and presented him with a plaque.

Pastor Tommy Fountain said a prayer.

No Action.

c. Special Presentation

Council Member Tyler Gregory presented the Proclamation recognizing October 11, 2022 as Anna Blount Day. She is the Founder and Executive Director of Team Up Mentoring. Ms. Blount has been announced as a 2022 Woman of Worth by L'Oreal Paris for her dedication to the citizens and families of Monroe.

Ms. Anna Blount thanked everyone. She stated the award is very humbling and unexpected. She is looking forward to how this will move the Team Up mission forward, because they are receiving a lot of attention. She explained they are taking steps to have their program formally evaluated, so that it can be replicated in other communities.

No Action.

2. Public Comments

Mr. Tommy Picket and Ms. Charmaine Picket, of 1912 Brookland Court in Winder, discussed the Short-Term Rental Ordinance. She stated they have a short-term rental in Monroe that has five bedrooms. The main area has three bedrooms with a kitchen and two and a half baths. The basement has a separate entrance with a kitchen, two bedrooms, and a bath. Ms. Picket explained they have it as two separate listings; she questioned only being able to have one listing per address. She is requesting to rent the basement separate from the rest of the house. Most people do not need a five-bedroom rental, and the basement is separated by a door with a deadbolt. Mr. Picket stated they do not have any problems with their neighbors, and the renters park in the driveway, not on the street. His neighbor has even offered that the renters could park in their driveway.

Ms. Jordan Stewart and Mr. Patrick Stewart, of 506 East Church Street, discussed the Short-Term Rental Ordinance. He requested clarification on how long-term residents will be held to the same standards of Code as the short-term rentals. He questioned the difference between a short-term rental leaving the trash can out for two days instead of one and a long-term resident doing the same thing. Ms. Stewart stated that they follow the noise and trash ordinances that are already in the Code. There are certain things that are short-term rental specific, such as the number of cars and number of people, but some are already in the ordinances. Trash and noise are included in the Short-term Rental Ordinance, but they are already in the Code of Ordinances. She questioned whether these would be Short-term Rental violations or Code violations, and what would be the difference.

City Attorney Paul Rosenthal stated a short-term rental is a regulated business. Council is passing a Code that regulates a business. Regulated businesses generally are held to higher or different standards than residents. Within the context of operating a regulated business, which they are currently operating without a business license in the City of Monroe, any violation that relates to the regulation of that business would be in regards to violations of the Short-term Rental Ordinance. Mr. Rosenthal encouraged Council to recognize that the City has Code Enforcement in place and to let administration and staff address the issues in regards to the idea of everyone being held to the same standard. He explained if they are running a business in the

City of Monroe under this proposed ordinance and they violate the ordinance, the violations would relate to their use of the property as a short-term rental business.

Ms. Stewart also questioned whether the number of people and cars must be followed even when the property is not being rented.

Mayor Howard answered that it would still be a business and the ordinance must be followed.

III. BUSINESS ITEMS

1. City Administrator Update

City Administrator Logan Propes stated they are continuing negotiations with Walton County on the Local Option Sales Tax (LOST). This is important for all sides, because everybody gets a tax rollback benefit. It governs how the sales tax dollars are treated for fairness and equity. There will be another meeting for staff next week; the mandatory mediation is in November. He explained it expires on December 30; it needs to be approved prior to the December Council Meeting or there will have to be a Special Called Meeting. The contractors are making some progress on the Downtown Green. They had extra remediation and pulled out some trash, but the infrastructure is now being laid. There have been a lot of projects done over the last month.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated the Fall Fest Event held downtown was the best run and coordinated event between Public Safety, Streets, Sanitation, and Central Services. The repaving at Rest Haven Cemetery is almost complete. The backside of Eastview Cemetery has been paved and the remainder will be crack sealed next week. West Marable Cemetery is being patched now and then will have crack sealing. Potentially, the cemeteries will have landscaping done next. Mathews Park looks great with the new parking lot, new entrance, and new exit; they are installing the pavilions now. The fencing, back parking lot, and hydro seeding will be done next. The front parking lot at the Library has been completely redone, and they will be reimbursing the City for half of the cost, which is \$20,000. The back will be redone next and hopefully the City will be reimbursed for half of that cost as well. HA5 2022 is complete. The automated side loader for Solid Waste is scheduled to be delivered next month. The current asphalt speed tables will be torn out and replaced by the actual bid specs for the traffic calming; they will be six-foot transitions that are supposed to be smooth. The ones on Davis Street are a much better example of the correct tables. The contractors are in the process of scheduling them to be redone. The concrete for Midland was delayed, but should be delivered tomorrow.

3. Department Requests

a. Utilities: Approval – Engineering Services for Jacks Creek WPCP Antidegradation Analysis

City Administrator Logan Propes presented the request for approval of engineering services by Wiedeman and Singleton for the Antidegradation Analysis at the Wastewater Treatment Plant for a cost of \$47,470.00. He explained expansion of the Wastewater Treatment Plant would be about a five-year process if it were started today. The Antidegradation Analysis is required prior to an expansion; it calculates what the streams will be receiving in the wasteload allocations and how much it can handle according to EPD specs. The City has gotten approval to proceed from EPD.

To approve Wiedeman and Singleton, Inc., for the amount of \$47,470.00.

*Motion by Little, seconded by Bradley.
Passed Unanimously.*

IV. OLD BUSINESS

1. Preliminary Plat Review – River Pointe

City Administrator Logan Propes explained the applicant is again requesting to table the item for a month. They turned in a minor revision to the Preliminary Plat yesterday. The next step is to finish up the Development Agreement. He stated the process is half way there.

To table until next month.

*Motion by Gregory, seconded by Crawford.
Passed Unanimously.*

V. NEW BUSINESS**1. Public Hearings****a. Redistricting Ordinance to Amend Charter**

City Administrator Logan Propes explained the ordinance is to codify the actual census district boundaries in accordance to Map Version 1 that Council approved earlier in the year. The ordinance will change the text in the Charter as per Exhibit A; it changes the census blocks for the newly adopted City voting map districts.

The Mayor declared the meeting open for the purpose of public input.

There were no public comments; Mayor Howard declared that portion of the meeting closed.

No Action.

b. Taxation Ordinance Amendment

City Administrator Logan Propes explained the City has not updated its Business Occupational Tax Ordinance in over 25 years. The amendment will overhaul the ordinance and bring it up to date according to the NAICS Codes within each respective business type; this is traditionally called the gross-receipts method.

Council Member Norman Garrett questioned why businesses in downtown are being treated better than the ones outside of downtown.

Mr. Propes stated as Council discussed last month it is an effort in creating some continued economic benefit for the vitality of downtown, which has been proven to be the economic engine of Monroe. He explained this is not unusual for any city or town that has a downtown business district. This is strictly within Council's purview and can be taken out or modified.

Mayor, Council, Mr. Propes, and Mr. Rosenthal further discussed the tax amounts, higher costs and challenges of being located in downtown, and examples of costs for businesses.

Mr. Propes explained this method is used all over the State of Georgia. He stated that Mr. Kelley worked on this for many months.

Vice-Mayor Larry Bradley stated that he has looked at this more in depth since last month and is now fully supportive of the ordinance as it is presented. He believes it is a fair way of doing it.

The Mayor declared the meeting open for the purpose of public input.

There were no public comments; Mayor Howard declared that portion of the meeting closed.

No Action.

2. New Business**a. Final Plat Approval – Double Springs Church Road – Rowell-Still Family Partnership**

Mr. Brad Callender presented the Final Plat approval for six tracts. The plat will subdivide the property that is currently split zoned R-1A and B-3. The Code Office recommends approval as submitted, with no corrections.

Council Member Norman Garrett question the acreage per tract.

Mr. Callender answered the largest tract is 84.143 acres and the smallest tract is 1.827 acres.

To approve the Final Plat as submitted.

*Motion by Dickinson, seconded by Gregory.
Passed Unanimously.*

b. Application – Beer & Wine Package Sales – Walton Truck Stop

To approve the application.

*Motion by Garrett, seconded by Gregory.
Passed Unanimously.*

c. Appointment – Planning Commission

To appoint Shauna Mathias to fill the unexpired term of Sara Shropshire, to expire September 1, 2025.

*Motion by Dickinson, seconded by Bradley.
Passed Unanimously.*

d. Resolution – City of Ethics Recertification

City Administrator Logan Propes explained the resolution must be adopted every four years to recertify the City of Monroe to continue in the GMA Certified City of Ethics Program. The resolution establishes the five ethics principles for the conduct of City officials. GMA will recognize those cities that have earned their certification at the January 2023 Cities United Summit in Atlanta.

To approve the resolution as presented.

*Motion by Gregory, seconded by Little.
Passed Unanimously.*

e. 1st Reading – Short-term Rental Ordinance Amendment

City Administrator Logan Propes explained the ordinance will better foster safety, security, and orderly administration of short-term rentals within the City as they begin to proliferate. It ensures that licensing, maximum occupancies, parking regulations, and security protocols are within this ordinance.

Vice-Mayor Larry Bradley questioned whether all of the issues that were discussed at the meeting last month have been resolved.

Mr. Propes answered the paved parking has been modified. The kitchen has been defined as kitchenette to include a refrigerator, microwave, and sink.

City Attorney Paul Rosenthal explained there will be some discretion at the Code Office for historic homes and window sizes. The minimum size of window has been reduced from 500 square feet to 300 square feet. Basically, all of the concerns raised by the various short-term rental owners that were present have been addressed.

f. 2nd Reading – Redistricting Ordinance to Amend Charter

To adopt the Redistricting Ordinance to amend the Charter.

*Motion by Dickinson, seconded by Gregory.
Passed Unanimously.*

g. 2nd Reading – Taxation Ordinance Amendment

To adopt the Taxation Ordinance Amendment.

*Motion by Gregory, seconded by Dickinson.
Passed Unanimously.*

VI. DISTRICT ITEMS**1. District Items**

Council Member Tyler Gregory discussed the meeting between Habitat for Humanity and City staff, where several things were covered. He thanked staff and Mr. Propes.

2. Mayoral Update

Mayor John Howard discussed the CDBG Sewer Project awarded to the City for Glen Iris, Bryant, and Stowers. Today is the 45th Anniversary of Michael Etchison's death. The GMA District 5 Meeting will be moved to the Wayfarer, due to the number of guests.

VII. ADJOURN TO EXECUTIVE SESSION

*Motion by Little, seconded by Crawford.
Passed Unanimously.*

RETURN TO REGULAR SESSION

Motion made for the City to enter into a real estate purchase contract with Alan Terry and Robyn Terry to sell approximately 1.21 unimproved acres located at Dean Hill Road, as well as the accompanying access easement parcel number C20300048, a property formerly used as the FAA Beacon Site for the Monroe Airport, and now decommissioned: this sale is being made to the Terry's without auction or sealed bids because the location and size of the parcel can only be sold in its highest and best use to the adjoining land owners due to the Walton County zoning requirements pursuant to O.C.G.A. §36-37-6(g) and the Section 1.03(d) of the City Charter; sales price shall be \$21,385.05; this will be a cash sale with no financing contingency; there shall be no inspection and no due diligence period; closing to occur on or before December 31, 2022; there shall be no realtor fees; and standard terms and conditions of commercial real estate purchase contract to be drafted and approved by the City Attorneys.

Motion by Bradley, seconded by Dickinson. Passed Unanimously

VIII. ADJOURN

Motion by Little, seconded by Gregory. Passed Unanimously.

John S. Howard
MAYOR

Debbie Kirk
CITY CLERK

The Mayor and Council met for an Executive Session.

- Those Present: John Howard, Larry Bradley, Myoshia Crawford, Charles Boyce, IV, Norman Garrett, Tyler Gregory, Nathan Little, David Dickinson, Logan Propes, Debbie Kirk, Paul Rosenthal, Mayor, Vice-Mayor, Council Member, Council Member, Council Member, Council Member, Council Member, Council Member, Council Member, City Administrator, City Clerk, City Attorney

Absent: Lee Malcom Council Member

Staff Present:

I. Call to Order – John Howard

1. Roll Call

Mayor Howard noted that all Council Members were present, except Council Member Lee Malcom. There was a quorum.

II. Real Estate Issue (s)

1. Real Estate Matter

Real estate matters were discussed, including attorney-client discussions.

III. Adjourn to Regular Session

Motion by Gregory, seconded by Crawford. Passed Unanimously.

John S. Howard
MAYOR

Debbie Kirk
CITY CLERK