

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member
	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
	Paul Rosenthal	City Attorney
	Russell Preston	City Attorney

Staff Present: Jeremiah Still, Danny Smith, R.V. Watts, Andrew Dykes, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Chris Bailey, Brad Callender, Beverly Harrison, Les Russell

Visitors: Paula Wilson, Ralph Corona, Danielle Dills, Deelshad Dharolia, Donna Bailey, Steve Kirk, Steve Kirk Jr, Trae Kirk, Randy McGinley, Kirklyn Dixon, Pat Preston, Kenley Edwards, David Roberson, Hugo Bryan-Porter, Julie Sams, Kenneth Blair, Cole Blair, Jessica Blair, Terrence Atkism, Sara Shropshire, Monica Smith, Darlene Bone, Vashon Tuggle, Sonja Caterina, Sharon Griffin, Felicia Durham, Charles Preston, Pat Preston, Nancy Smith

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Pastor Hugo Bryan-Porter of Lighthouse World Outreach Center gave the invocation.

2. Roll Call

Mayor Howard noted that all Council Members were present. There was a quorum.

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. November 8, 2022 Council Minutes
- b. November 18, 2022 Council Minutes
- c. November 8, 2022 Executive Session Minutes
- d. October 18, 2022 Planning Commission Minutes
- e. October 25, 2022 Historic Preservation Commission Minutes
- f. October 17, 2022 Downtown Development Authority Minutes
- g. November 10, 2022 Downtown Development Authority Minutes
- h. October 17, 2022 Conventions and Visitors Bureau Minutes
- i. November 10, 2022 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

*Motion by Malcom, seconded by Boyce.
Passed Unanimously*

II. PUBLIC FORUM

1. Public Presentations

a. Retirement Presentation

Ms. Pam Helton read a letter to Ms. Debbie Kirk from Ms. Vicki Wainwright, President of the Georgia Municipal Clerks Association and presented her with a plaque. She also presented Ms.

Kirk with a Certificate of Recognition and Certificate of Service plaque from the Georgia Municipal Association.

Mayor John Howard presented Ms. Debbie Kirk with a Proclamation and read part of a letter.

Council Member Nathan Little expressed his appreciation of Ms. Kirk throughout the years.

Assistant City Administrator Chris Bailey presented Ms. Debbie Kirk with an award for her 32 years of service to the City of Monroe. He discussed her years with the City and the jobs that she performed during her tenure.

No Action.

2. Public Comments

Mr. Ralph Corona, of 227 South Broad Street, Suite 116, stated that he is with Madison Ridge Land, LLC. They submitted a Preliminary Plat Application a year ago for the Madison Ridge Project, but the project has been on hold due to the City's Moratorium. He requested for Council to limit the extension of the Moratorium to three months. He stated their initial application was turned in prior to the Moratorium. They have been working on easement matters during the Moratorium period and have secured sewer capacity for the project. Mr. Corona requested the City to limit their application to three months out of the six-month Moratorium.

III. BUSINESS ITEMS

1. City Administrator Update

City Administrator Logan Propes discussed the successful parade last week, which had an excess of 20,000 in attendance. The East Bound On-Ramp Project is under construction and the West Bound On-Ramp Project is about to get started. The two projects together total over six million dollars that the State has put into Monroe. Construction for the Bypass Project will begin in February. There are a few quick response projects going on around the City. He has requested the State to research the best methods for fixing traffic issues and turning movement issues at the overpass for Highway 11 and Highway 78. Since the TSPLOST did not pass in Walton County, the City is hoping to leverage some additional funding to go along with State Funding for lower cost alternatives to improve safety at that intersection.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated the crews picked up 5,500 pounds of trash. The RFQ for the Blaine Station Project that closed on November 18 only had one submission; they may try again later to keep it competitive. The Terminal Building has been dried in, but rain has slowed the project down. The Airport Capital Improvement Plan for the next five years has been submitted to the State of Georgia and the Federal Aviation Administration. There was a dedication for the Disc Golf Course at Mathews Park last Saturday. The final walk through for the Traffic Calming Project will be done tomorrow. Leaf season is going slow; the truck is still at the manufacturer in Statesboro. They are using a rental sweeper, due to a fire issue. He and Danny Smith are working on getting a Swiffer Grant.

3. Department Requests

a. Public Works: Approval – 2023 LMIG Allocation

Mr. Jeremiah Still requested approval of the project list for the 2023 Local Maintenance and Improvement Grant (LMIG). The City receives these funds for pavement preservation from the State of the Georgia. The grant is for \$178,925.21, with a thirty percent local match of \$53,677.56. The project list includes Walton Road, Lakeview Drive, and a portion of Milledge Avenue. The paving will be done during the summer months.

Approval of the 2023 LMIG Application as presented.

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

b. Utilities: Approval – First Amendment to Power Purchase Contract

Mr. Brian Thompson requested approval of the first amendment to the Solar Power Purchase Contract with MEAG Power. Issues within the solar industries are requiring the contractor to raise the bulk solar power price and change the length of the contract. The megawatt per hour cost is changing from \$25.92 to \$29.06 and the agreement is changing to 15 years instead of 20 years. He explained this is still an economical product and is still cheaper for Monroe.

To approve the first amendment to the Power Purchase Contract with MEAG.

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

IV. OLD BUSINESS

1. Preliminary Plat Review – River Pointe

City Administrator Logan Propes explained the City received the final Development Agreement today. The item will need to be tabled until next month.

To table until next month.

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

V. NEW BUSINESS

1. Public Hearings

a. Zoning Ordinance Code Text Amendment #14

Mr. Brad Callender presented the Zoning Code Text amendments. Section 620.3 of the Commercial Zoning Land Use Table will be modified to remove Self-Service Mini-Warehouses as permitted uses in the B-3 Zoning District. Section 630.3 of the Industrial Zoning Land Use Table will be modified to limit the location of Self-Service Mini-Warehouses in the M-1 Zoning District within the City. A note will be added to exclude properties from the Federal Opportunity Zone and Urban Redevelopment Authority Boundary with the exception of properties located within a half mile of the Vine Street and South Broad Street intersection. Section 644.2 will amend the language in the Monroe and Walton Mills Historic Overlay District (MHDO) to indicate the developments must be platted as condominiums. Section 645.3 will amend the language in the Infill Overlay District to allow existing duplexes to be subdivided into infill lots. Section 700.2 will amend the language in the Commercial Zoning District Dimensional Requirements to allow for zero-lot line setbacks and a shared parking arrangement in existing multi-tenant shopping centers. Section 810.1 will amend the language to add an additional requirement that a copy of the final plat showing the design matrix be submitted prior to approval of any building permits for new platted subdivisions. A new section will be added to Article VIII requiring that all New Single-Family Residential and Mixed-Use Developments be rezoned as a Planned District. Section 910.1 will be amended to remove the trellis allowance for exterior features on the outside of single-family dwellings. Pergolas, trellis extensions, and other open structures do not count toward the requirement. He stated the garage standards will also be changed. All attached and detached garages shall be located a minimum of 20 feet behind the front of the dwelling. Preferred garage access for dwellings is rear or alley loaded. For the purposes of the requirement, the front of the dwelling shall begin at the heated floor area of the front orientation of the dwelling. The 20-foot measurement will begin at the front door if the front door is recessed.

Vice-Mayor Larry Bradley questioned whether there are areas in the City that are being eliminated from placing self-storage warehouses. He questioned why those areas are being excluded.

Mr. Callender stated the amendment proposes to eliminate self-storage warehouses from the Commercial Zoning District; self-storage warehouses will no longer be allowed uses on properties that are currently not developed. At the Retreat Council requested for this type of land-use to be removed from a Commercial Zoning District and have it limited to a M-1 Zoning District. The amendment removes the self-storage warehouses from the M-1 Zoning District and adds it to the B-3 Zoning District. This excludes properties from the Federal Opportunity Zone and Urban Redevelopment Authority Boundary with the exception of properties located within a half mile of the Vine Street and South Broad Street intersection, where they would still be permitted uses.

Council Member Norman Garrett questioned the purpose of the garage door changes.

Mr. Callender explained currently all garage doors must be side or rear facing; the intent of this requirement is to push the garage back so the vehicle is not the dominate feature of the home. The basis of this amendment is to allow the heated area of the floor to dominate the lot and not the vehicle; it will allow garages to face forward.

Council Member Lee Malcom explained it is mainly for esthetics.

Mayor, Council, City Administrator, and Mr. Callender further discussed mini-storage facilities.

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

Mr. Charles Preston spoke against the M-1 Zoning portion of the amendment. He agrees that the traditional metal buildings and galvanized fencing with barbed wire are not good looks, but he thinks there is a portion of it that needs to be addressed. He discussed conversions of buildings. They are looking to invest over three million dollars into converting a metal building into brick, along with a new parking lot, and sidewalks. It is a fully enclosed climate-controlled storage facility, which is not currently identified in this ordinance. He stated there is a difference between a mini-storage outdoor unit compared to a fully enclosed climate-controlled facility. Mr. Preston requested for Council to take another look at the M-1 portion of the modification and include this type of business for future renovations of older buildings.

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

No Action.

b. Development Regulations Text Amendment #6

Mr. Brad Callender presented the Development Regulations Text amendments, which are all technical changes. Preliminary Plat Specification procedures are being clarified to define the process. There are changes for paper sizes and technical errors that are being cleaned up. Approval stamps are being updated. He explained that requirements are not being changed; they are just being clarified. Current Plat Policies are being codified to be included in the Code. Requirements that discourage through traffic will be removed based on the current Comprehensive Plan. The surety bond type will be removed from the Performance Surety Form.

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

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

No Action.

2. New Business

a. Application – Beer & Wine Package Sales – Jack Peters Grocery

To approve the application.

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

b. Appointments (2) – Downtown Development Authority & Convention & Visitors Bureau Authority & Urban Redevelopment Agency

To reappoint Whit Holder to a three (3) year term to expire December 31, 2025.

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

To reappoint Lisa Reynolds Anderson to a three (3) year term to expire December 31, 2025.

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

c. 1st Reading – Zoning Ordinance Code Text Amendment #14

Vice-Mayor Larry Bradley requested to table the portion concerning M-1 Zoning to look at the renovation of old buildings for interior storage.

City Attorney Paul Rosenthal recommended tabling the item as a whole. The public hearing has been held in order to comply with Zoning Procedure Law, but the amendment addresses them all.

To table.

*Motion by Bradley, seconded by Garrett.
Abstaining: Malcom.
Passed.*

d. 1st Reading – Development Regulations Text Amendment #6
Council waived the reading of the Ordinance.

e. 2nd Reading – Mayor & Council Annual Salary Increase Ordinance Amendment
City Attorney Paul Rosenthal gave the second reading of the Ordinance to increase annual salaries of Mayor and Council Members.

To adopt the Ordinance.

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

f. 2nd Reading – Speed Zone Ordinance Amendment
To adopt the ordinance as presented.

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

Council Member Lee Malcom requested for the ordinance to be placed on the City's website.

g. Resolution – Preliminary Plat Moratorium Extension to June 30, 2023
City Administrator Logan Propes requested to extend the Preliminary Plat Moratorium until June 30, 2023 on accepting applications for preliminary plats for residential development purposes outside the city core, due to several items that affect services and developments such as utility projects and the implementation of Code of Ordinance updates. Hopefully, the Wastewater Treatment Plant will be at substantial completion by June 30, 2023.

Mayor Howard questioned the possibility of exempting someone at three months.

City Attorney Paul Rosenthal explained the resolution is drafted for six months, but Council has the authority to cancel the moratorium at any time. The six-month time period has to be for everyone or for no one; there cannot be exceptions.

To approve the resolution as presented.

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

h. Approval – District Attorney Agreement for Gang / Violent Crime Prosecutor
City Administrator Logan Propes introduced District Attorney Randy McGinley.

District Attorney Randy McGinley of the Alcovy Judicial Circuit gave a brief presentation. He discussed the agreement to jointly fund a Gang / Violent Crime Prosecutor. He requested funding assistance for the purpose of installing a special prosecutor. The position would be funded jointly by Newton County, Walton County, Covington, and Monroe. The agreement has already been approved by Newton County, Walton County, and Covington. The City of Monroe's portion would be \$30,000 from January 1 to June 30, 2023; \$12,500 from July 1 to December 31, 2023; and \$25,000 for the following years.

Vice-Mayor Larry Bradley questioned City residents paying twice, because they already pay County taxes. He wants to make sure there is fair representation of their tax money.

Mr. McGinley stated there is more gun related violent crimes in the Cities.

Council Member David Dickinson stated he is very much a proponent of doing this but does not want to pay a disproportionate amount. He questioned why Loganville is not contributing. He stated the City needs to get feedback on the position to see the impact.

Mr. McGinley explained that Loganville is way below Monroe and Walton County in the total number of cases; a lot of what happens in Loganville is actually in Gwinnett County.

Mr. Propes recommended moving forward with the budgeted \$30,000 tonight and to have Mr. McGinley report back to the City around midyear.

To approve the agreement for \$30,000.00 with the Alcovy Judicial Circuit’s District Attorney’s Office for joint funding of a Gang / Violent Crime Prosecutor.

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

i. Approval – 2023 Budget Resolution

Finance Director Beth Thompson explained the 2023 Citywide Budget amount is \$81.6 million, which is an increase of 7.8 percent over the fiscal year 2022 Budget. This also includes the Capital Budget of \$35 million. There will be eight additional fulltime positions added to the budget: five additional police officers, one position in the Parks Department, one position in the Telecom Department, and one additional position in the Solid Waste Department.

To approve the resolution as presented.

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

j. LAP Resolution – CDBG 2022 Requirement

Finance Director Beth Thompson explained this is a requirement of the Georgia Department of Community Affairs in conjunction with the recently awarded 2022 Community Development Block Grant (CDBG) to the City of Monroe. It is required as part of the funding mechanism associated with the grant to clear Special Condition #1 of the Language Access Plan (LAP).

To approve the resolution as presented.

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

k. Adopt – 2023 Council Meeting Schedule

To adopt the calendar as presented.

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

l. Resolution – Referendum – License for Package Sale of Distilled Spirits

City Administrator Logan Propes explained there was an issue getting the resolution that was approved last year on the December ballot. The resolution has been updated to allow the referendum to be added to the election on March 21, 2023 or June 20, 2023.

Mayor, Council, Mr. Propes, and Mr. Rosenthal further discussed election dates, rules, and regulations.

Item died for lack of a motion.

Died.

VI. DISTRICT ITEMS

1. District Items

Council Member Lee Malcom thanked all of the City employees for a wonderful job at the parade.

Council Member Myoshia Crawford gave compliments on the parade.

Council Member Nathan Little stated that he is still getting complaints concerning the speed bumps.

2. Mayoral Update

Mayor John Howard discussed Habitat for Humanity in Walton County and Gwinnett combining forces last year in order to build two houses on Turner Street.

VII. ADJOURN TO EXECUTIVE SESSION

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

RETURN TO REGULAR SESSION

To appoint Beverly Harrison as Interim City Clerk, effective immediately.

Motion by Dickinson, seconded by Garrett.
Passed Unanimously

VIII. ADJOURN

Motion by Crawford, seconded by Malcom.
Passed Unanimously.


MAYOR


INTERIM CITY CLERK

The Mayor and Council met for an Executive Session.

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|----------------|-------------------|--------------------|
| Those Present: | John Howard | Mayor |
| | Larry Bradley | Vice-Mayor |
| | Lee Malcom | Council Member |
| | Myoshia Crawford | Council Member |
| | Charles Boyce, IV | 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 |
| | Paul Rosenthal | City Attorney |
| | Russell Preston | City Attorney |

Staff Present: Les Russell

I. Call to Order – John Howard

1. Roll Call

Mayor Howard noted that all Council Members were present. There was a quorum.

II. Personnel Issue (s)

1. Personnel Matter

Personnel matters were discussed, including attorney-client discussions.


III. Legal Issue (s)

1. Legal Matter

Legal matters were discussed, including attorney-client discussions.

IV. Adjourn to Regular Session

Motion by Garrett, seconded by Crawford.
Passed Unanimously.


MAYOR


INTERIM CITY CLERK