

**CITY OF MONROE COUNCIL MEETING  
MARCH 11, 2025 - 6:00 P.M.  
MINUTES DRAFT**

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Lee Malcom	Vice-Mayor
	Charles Boyce	Council Member
	Julie Sams	Council Member
	Adriane Brown	Council Member
	Greg Thompson	Council Member
	David Dickinson	Council Member
	Myoshia Crawford	Council Member
	Logan Propes	City Administrator
	Paul Rosenthal	City Attorney
	Russell Preston	City Attorney

Absent: None

Staff Present: Danny Smith, Jeremiah Still, R.V. Watts, Andrew Dykes, Mike McGuire, Rodney Middlebrooks, Brad Callender, Beth Thompson, Chris Bailey, Les Russell, Brian Wilson, Kaitlyn Stubbs, Danielle Dills

Visitors: Gabe McCullers, Jerry Chambers, Delores Chambers, Michael Reese, Gloria Reese, Allie Simon, Denise Schieders, Megan Sims, Jane Sims, Patricia White, Lydia White, Scott Grimes, Deborah Rice, and Lisa Anderson.

**I. CALL TO ORDER - JOHN HOWARD 6:01pm**

1. Invocation - John Howard gave the invocation.
  
2. Roll Call - Mayor Howard noted that all Council Members were present, except for Council Member Charles Boyce. There was a quorum.
  
3. Approval of Agenda – Approval as Submitted

*Motion to approve by Malcom, Seconded by Crawford  
Passed unanimously*

**4. Approval of Consent Agenda**

- a. November 7, 2024 Budget Meeting Minutes
- b. January 14, 2025 Council Minutes
- c. February 11, 2025 Council Minutes
- d. February 11, 2025 Executive Session Minutes
- e. November 19, 2024 Planning Commission Minutes
- f. January 28, 2025 Historic Preservation Commission Minutes

*Motion to approve by Thompson, Seconded by Sams  
Passed unanimously*

## **PUBLIC FORUM**

### **5. Public Presentation**

#### **a. Love Your City**

Stacy McCullers – recognition by City Council for What is Monroe?

#### **b. MS Awareness Proclamation**

Denise Schnieders- Raising awareness for MS

### **6. Public Comments**

There were no public comments.

## **II. BUSINESS ITEMS**

### **1. City Administrator Update- Logan Propes**

Mr. Propes shared that he and others went and met with Representative Bruce Williamson and Rey Martinez who have sponsored a new House Bill 786. This bill will force us into a House Bill 581 Opt in type of provision. One major change that was brought up at the meeting was that the 3% evaluation cap is gone and replaced with CPI plus an additional 0.25% increase to the assessment factor. Staff will continue to evaluate the bill and be in contact with Representative Williamson.

### **2. Assistant City Administrator Update- Chris Bailey**

Mr. Bailey is combining the Central Services report as Mr. Croy is out. Mr. Bailey praised the grounds guys who have picked up 6100lbs of trash in the parks and right of ways in the last month. The Monroe sign is up and lit, a cool edition to our City. Mr. Bailey shared that we will have an airport state inspection on March 27th. This is a bi-annual inspection. Everything should be in good working order. The Tap grant for Lumpkin, E Highland, and N. Broad is currently out to bid and that will close April 10th. Should be back before council in May for acceptance and approval. Hotel RFQ date was moved to May 15th. Car show is scheduled for Saturday but we may be postponing. We will make the decision by Friday morning. Reschedule date will be the following Saturday.

### **3. Department Reports**

**a. Monthly Central Services Report- Chris Croy**

**b. Monthly Code Report- Brad Callender**

**c. Monthly Economic Development Report- Brian Wilson**

**d. Monthly Finance Report- Beth Thompson**

**e. Monthly Fire Report- Chief Dykes**

**f. Monthly Police Report- Chief Watts**

**g. Monthly Solid Waste Report- Danny Smith**

**h. Monthly Streets & Transportation Report- Jeremiah Still**

- i. Monthly Telecom Report- Mike McGuire
- j. Monthly Water, Sewer, Gas & Electric Report- Rodney Middlebrooks

#### 4. Department Requests

##### a. Finance: Renewal – Property and Casualty Insurance

Mrs. Thompson shared that this was our annual renewal of our property and casualty insurance. It will be effective April 2025-April 2026. The renewal ended up being a little more than was planned for and there will be a budget amendment request later on in the meeting. Mrs. Thompson introduced Bob Seville, who is the City of Monroe's Insurance adjuster. Bob gave a report of the increases and changes that will occur in the upcoming renewal.

*Motion to approve by Gregory, Seconded by Brown  
Passed unanimously*

##### b. Utilities: Approval- Base Fee Multi-Family Properties

Mr. Middlebrooks shared that the City of Monroe's shared meter policy dating back to August of 2010 did not take into consideration for master meter accounts. Our policy for base charges for water and sewer did not have an option for master meters. The request is to add an option 3 - Multi-family properties are any properties that have multiple residential units supplied by one master water meter. This would include apartment complexes where individual meters are not feasible. The base charge for such properties would be \$15 for each, water (and sewer, when applicable) per unit, billed to the master meter account.

*Motion to approve by Thompson, Seconded by Dickinson  
Passed unanimously*

##### c. Utilities: Approval – Water Connection Fees for Multi-Family Properties

Mr. Middlebrooks shared that when the water and sewer connection fee study was done he failed to change the multi-family residential connection fees. We need to change it to match the new rates.

*Motion to approve by Thompson, Seconded by Dickinson  
Passed unanimously*

#### IV. NEW BUSINESS

##### 1. New Business

##### a. Resolution- GEFA Drinking Water State Revolving Fund Loan DW2021013 Modification

Mrs. Thompson shared that this is a resolution to modify the loan agreement that we have with GEFA for the funding of the new 500,000 gallon elevated water storage tank that will go out on Cherry Hill Rd. This modification is a requirement from GEFA. It is an extension of the loan schedule and extends it out to January 1, 2027 this is due to schedule change in the construction.

*Motion to approve by Sams, Seconded by Thompson  
Passed unanimously*

**b. Resolution – 2024 Budget Amendment**

Mrs. Thompson shared that this will increase our general fund budget \$975,919 in revenues and expenses, this is due to the fact that our revenues and expenses came in higher than anticipated. The actual increase in expenses in was \$969,185 and revenues more than covered it. This is to finalize some of the financials needed for our audit.

*Motion to approve by Dickinson, Seconded by Gregory  
Passed unanimously*

**c. Resolution – 2025 Budget Amendment**

Mrs. Thompson shared that this is to help cover the cost of the casualty and property insurance that came in higher than anticipated. It is going to take \$61,500 from the contingency in the general fund to move to cover those expenses and then \$61,500 in the utility contingency because it is a 50-50 split.

*Motion to approve by Thompson, Seconded by Gregory  
Passed unanimously*

**d. 2nd Reading – Preliminary Plat Moratorium Extension Ordinance**

Mr. Rosenthal shared that this is the second reading for this ordinance. This is a moratorium to prevent acceptance of preliminary plat applications outside of the city core for residential major projects through September 30, 2025. A major residential project is defined as 10 units or larger. Mayor Howard asked if we could wave the second reading, Mr. Rosenthal explained that this is the second reading and as long as no one ask for it to be read it can be waved.

*Motion to approve by Gregory, Seconded by Dickinson  
Passed unanimously*

**e. 2nd Reading – Ordinance Amendment – Legislation Administration**

Mr. Rosenthal shared that the edits to Chapter two of our Code of Ordinances is in conjunction with edits to our Charter and this is to clean up a few things. The first is to make it clear that any action City Council takes regardless of the nomenclature that is put to it is their action and it is the law of the land. Secondly, it makes it clear that ordinances moving forward, should you adopt both the ordinance and the charter change, will not have to have a second reading. A matter can be presented and then passed at that meeting and it can be passed either by ordinance or legislation unless law requires otherwise. It makes clear that once we have published the ordinance online, made it available, and staff has provided a summary of it than the actual word reading of the ordinance is not necessary.

*Motion to approve by Sams, Seconded by Malcom  
Passed unanimously*

**f. 2nd Reading – Charter Amendment – City Legislation**

Mr. Rosenthal stated that this was the conjoined ordinance to change the charter and to clean up the issues within the charter. This amendment makes it clear that whether City Council passes a resolution or ordinance they're providing the effect of law as to issues that are within their governance here in Monroe.

*Motion to approve by Malcom, Seconded by Crawford  
Passed unanimously*

**g. 2nd Reading – Alcohol Excise Tax Ordinance**

Mr. Rosenthal stated this ordinance was to clean up the excise taxation provisions to specifically describe what the actual tax amount is. This will remove all uncertainty. It is \$6 per barrel or keg of malt beverages and beer, 22 cents per liter of wine, and 22 cents per liter of distilled spirits. Council Member Thompson asked if this ordinance pertained to breweries. Mr. Rosenthal stated it was for retail sales providers.

*Motion to approve by Malcom, Seconded by Sams  
Passed unanimously*

**h. 2nd Reading – Retail Package Sales Ordinance**

Mr. Rosenthal stated this is the second reading of the amendment to our Chapter 6 alcohol ordinance for the purpose of cleaning up a few sections and to drop in a brand new section article 4 retail package sales of distilled spirits. This will be passed in accordance to the referendum that was passed in November. There will be two licenses in the city limits of the City of Monroe until the census count takes us the population over 25,000 residents. Those licenses will be issued by a lottery system in accordance with this ordinance. A third party group that has no affiliation with Monroe will be brought in to conduct the lottery system. There is only one at a time.

Mr. Propes noted that upon passage of this ordinance it will take about a month to work with the code office to create the proper application, once available we will issue a press release.

Mr. Gregory mentioned that it would be difficult for some of these locations due to zoning. Mr. Propes stated that this map was just a general corridor element, there will have to be more study done on what is applicable by zoning.

Ms. Sams asked if there were any locations in the downtown corridor that could be a possible location. Mr. Callender stated that in 1-136b there are no properties in downtown that are zoned that would comport to allowing a liquor store.

*Motion to approve by Sams, Seconded by Crawford  
Passed unanimously*

**IV. DISTRICT ITEMS**

**4. District Items**

- a. Thompson - shared that he attended the Capitol to attend the celebration of MEAG being in existence for 50 years. This City has been a part of MEAG for 50 years and we are very fortunate to have them as an electric provider.
- b. Gregory - Thankful for everything everybody does.

### 5. Mayoral Update

Mayor Howard shared that he and City staff were initially at the Capitol to discuss the Northern bypass with the GDOT team. Logan came with a lot of backup and the felt really good after the meeting. GDOT was very amendable to the facts that were presented. Mayor Howard also stated that if anyone on Council had someone they wanted recognized to please let him know. Mayor Howard praised Chris Bailey and the DDA for getting the Monroe sign up and lit.

### V. ADJOURN – 7:22pm

*Motion by Malcom, Seconded by Crawford  
Passed unanimously*

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**John Howard, Mayor**

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**Logan Propes, City Clerk**