

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 (via phone)
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney

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

Visitors: Denise Etheridge, Ron Norris, June Willingham, Ron Willingham, Stephanie Norris, Jane Camp, Paula Cash, Herb Cash, Dawn Griffin, Susan Wellman, Walton Wellman, Debbie Gajownik, Greg Gajownik, Jill Cermak, John Chohanin, Vickie Shirey, Pat Kamienski, Ben Poster, M. Rowell, David Kain, Tommy Fountain Sr., Veronica Sanders, Charles Sanders, Julie Sams, Dick Jones, Peggy Jones, Rachael Matta, Mary Knotts, Matt McClung

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. Council Member Tyler Gregory was present via telephone. There was a quorum.

3. Approval of Agenda

To remove Item 1 (c) – Historic Preservation Commission Appeal – 506 East Church Street and Item 2 (g) – Historic Preservation Commission Appeal – 506 East Church Street, under Section V – New Business.

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. April 12, 2022 Council Minutes
- b. April 12, 2022 Executive Session Minutes
- c. March 15, 2022 Planning Commission Minutes
- d. March 22, 2022 Historic Preservation Commission Minutes
- e. March 10, 2022 Downtown Development Authority Minutes
- f. March 18, 2022 Downtown Development Authority Minutes
- g. March 10, 2022 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM**1. Public Presentations****a. Municipal Clerks Week Proclamation**

Mayor Howard recognized Ms. Debbie Kirk and presented her with a Proclamation in honor of Professional Municipal Clerks Week.

2. Public Comments

Mr. Ron Norris, of 618 Breedlove Court, stated that he and his wife Stephanie live in the Retreat at Mill Creek. He discussed his concerns. Someone purchased the old building that is adjacent to their subdivision; it is Zoned as Professional / Office. He questioned why someone would buy a building and not try to fix it up or do any maintenance. The owner made a bad business decision, and bailing him out could result in the loss of equity in their homes. He stated the owner could have tried to make the property residential, since he could not lease the building as professional and office. The owner now wants to spend money fixing the property up to lease it as residential. He questioned why the owner would not fix the property up and get more revenue by leasing it as professional or office, rather than residential. This does not make any sense. Section 10 from the Planning Commission states that granting this request could potentially influence the positive trend of redevelopment from office to apartments on the neighboring properties, which is a big concern. Ms. Hall stated it is not so much about increasing the households but more about increasing the number of jobs per household when she presented the Comprehensive Plan. He discussed there being higher residential use by making all of the buildings into apartments. Mr. Norris requested for Council to deny the application, and to help protect the value of their homes by leaving it as Professional / Office.

Ms. June Willingham, of 628 Fleeting Court, stated she and her husband Ron live at the Retreat at Mill Creek. She stated they are here to oppose the Conditional Use proposal for apartments at 700 Breedlove Drive. She discussed the City of Monroe Comprehensive Plan drafted by the Northeast Georgia Regional Commission, which is to serve as a decision-making guide. It states on page five of the document that Monroe would like to ensure that any future development is of high caliber. She questioned whether the rental apartment building, as depicted in the renderings, would meet high caliber standards. On page seven it expresses Monroe's desire for a more walkable, likeable, community. She discussed the beautiful improvements the City has made downtown and stated there are no sidewalks on Breedlove Drive. Page five of the Plan states that Monroe's rate of owner-occupied housing is significantly lower than both Walton County and the State of Georgia's averages, while renter occupied and vacant units are far higher. The Comprehensive Plan recommends improving the state of housing in the City. She questioned whether adding more rental housing would further amplify the disparity in this ratio. She stated this proposal seems incompatible with the goals of this Plan. The nearby neighborhoods are composed of single family detached private homes; multifamily rental units are inappropriate here. She urged Council to protect the integrity of their neighborhood.

Ms. Jane Camp, of 624 Fleeting Court, stated everything has already been said.

III. BUSINESS ITEMS**1. City Administrator Update**

City Administrator Logan Propes stated the West Bound On-Ramp is in the right-of-way acquisition phase, which should move quickly. The Off-Ramp North of Highway 11 and Highway 78 has been let for construction of an Off-Ramp Enhancement Project. This will help some with the northbound lane; it is called the GDOT Quick Response Project. The preconstruction meeting will be on Monday for the Traffic Calming.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated the completion date for the 2020 CDBG Project is mid-July. Mobley Circle should be done by the end of this week, minus the paving. The Public Hearing was held on April 13 for the 2022 CDBG Project, which will be in the area of Bryant, Glen Iris, and Stowers. Public notifications to update everyone on the project were in newspapers and on social media. The State of Georgia picked the City of Monroe for a Deed Search Project for the surrounding properties of the Airport; the project is a requirement for FAA Compliance this year. The preconstruction meeting for the Terminal Building will be held tomorrow and should be starting in June. The City website is currently under construction to reflect the new logo; it should be finished by the end of the month. The restrooms are in place at Pilot Park and Mathews Park. The restroom at Mathews Park was hooked up with power today,

and the one at Pilot Park should be hooked up within the next week. He explained they have been discussing a partnership with Monroe Area High School for improvements on Green Street; the basketball court could possibly be repaved. He stated there will be a Parks Committee Meeting in June. Deep patching for the LMIG Project will be starting next week. The crews are repairing some sidewalks, as they get concrete. There was a Community Cleanup Event on April 23 where volunteers picked up trash in and around downtown. The Farmers Market started on May 7 and will run every Saturday until October 8. He stated there will be a Proclamation next month to recognize Waste and Recycling Workers Week from June 12 to 18. It is celebrated annually; the theme this year is Solid Waste Super Heroes. He discussed what they do for the community all year.

3. Department Requests

a. Public Works: Emergency Purchase – Guardrails for New Scales

Mr. Danny Smith requested approval for the emergency purchase and installation of guardrails for the on and off ramps at the Transfer Station scales. The guardrails would be installed by AMD Welding Services, LLC, which is a sole source service provider, for a cost of \$14,000.00. He explained the conditions to be unsafe and a potential liability. A small dump truck ran off of the ramp a couple of weeks ago. It took the entire fleet to get him out and held up traffic for about 45 minutes.

To approve of the emergency purchase and installation from AMD Welding Services, LLC, for \$14,000.00.

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

b. Public Works: Purchase – Mini Rear Loader Garbage Truck

Mr. Chris Bailey requested approval for the purchase of the Mini Rear Loader Garbage Truck for the cost of \$150,752.00 from Carolina Environmental Systems. This item is listed in the 2022 CIP Budget for \$141,000.00 and was approved by Committee in January for \$155,209.00. The purchase was made after a price reduction on April 25, saving \$4,457.00. He is officially requesting approval for the purchase on the back end.

To approve the purchase from Carolina Environmental Systems for the amount of \$150,752.00.

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

IV. OLD BUSINESS

1. Preliminary Plat Review – River Pointe

City Administrator Logan Propes explained they are still continuing conversations on the Development Agreement relating to water, sewer, and traffic concerns. They are working on different allowances and also working with the adjacent development. He stated there is a lot of work that needs to go into it to properly serve the fire flow. Mr. Propes stated the owner has again requested that the Preliminary Plat Review be tabled.

To table until next month.

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

2. Conditional Use – 700 Breedlove Drive

Mayor Howard stated this item was tabled from last month, and the Public Hearing has already been held. The applicant's attorney, Ms. Andrea Gray, has requested to table this item until the June 14 Council Meeting.

Council Member David Dickinson stated that he is prepared to make a motion to deny the request. He has looked into this in great depth. He discussed the criteria set forth in Section 1425.5 of the Zoning Ordinance regarding the propriety of the conditional use. The project may be well intentioned, but it does not make any sense. He stated when the Ordinance was originally enacted the idea was that it would be for developments in downtown, with offices on the first floor and living space above. He does not think it was ever contemplated to take whole sections of office buildings and convert them to apartments. The applicant has the burden of

proof in the Public Hearing to present evidence showing why it should be approved. The Ordinance states that a Conditional Use shall be approved only when it is determined by the evidence presented that the ten conditions have been met. He stated the number ten condition states that granting the request would not have a domino effect in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is contemplated in the Comprehensive Plan. He thinks that changing all of that professional space to apartments would cause a domino effect; looking at the global prospective, this is not something he can support.

To deny the conditional use application.

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

V. NEW BUSINESS

1. Public Hearings

a. Variance – 730 Highway 138

Code Enforcement Officer Patrick Kelley presented the application for a variance of Article V, Section 520, Table 3 of the Zoning Ordinance. The applicant, PRH 730 Monroe, LLC, is requesting additional parking above what the Zoning Ordinance will allow. He explained they are requesting an additional six parking spaces beyond what would be permitted by City Ordinance. The Code Office recommends denial of the variance request as submitted, and the Planning Commission recommended approval.

Council Member Lee Malcom questioned the parking space quantity.

Mr. Kelley answered 20 parking spaces are permitted by City Ordinance, and they are requesting to construct 26 parking spaces.

Ms. Malcom stated she would like the item to be tabled until the ingress and egress for the location could be discussed with DOT.

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. Rezone – 0 Double Springs Church Road

Code Enforcement Officer Patrick Kelley presented the application of Parkland Communities, Inc., for rezone of this property from R1A to R1A with modifications. The owners are requesting a condition modification to a previously approved rezone. He explained the rezone is a one-word change that will allow submittal of their Preliminary Plat concurrent with their Development Plan approval. The modification is in the number seven condition, which changes the wording prior to Preliminary Plat submittal to prior to Preliminary Plat approval. All of the other conditions remain the same as it was originally approved.

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

Mr. Tyler Lasser, with Alliance Engineering and Planning, spoke representing the applicant. He stated the rezone from R1 to R1A was previously approved in January. The development is 141 units on 83 acres at the southeast corner of Cedar Ridge Road and Double Springs Church Road. They are requested the change to allow the Development Agreement to be executed prior to approval of the Preliminary Plat. This would avoid any time delays in the process and allow Parkland Communities to get a jump on the engineering. The Development Agreement would be entered into simultaneously with the Preliminary Plat approval. The request would have no impact on the moratorium, the layout, or the use of the development. He stated the Planning Commission recommended approval, and he has not had any phone calls or emails in opposition.

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

No Action.

c. Historic Preservation Commission Appeal – 506 East Church Street

Removed from agenda.

2. New Business

a. Variance – 730 Highway 138

Vice-Mayor Larry Bradley stated that he does not see what delaying this item will accomplish, because it is just a horrible intersection. DOT has already stated that a traffic light is not an option, due to it being too close, and a traffic study will only show that there is a huge amount of traffic.

Council Member Lee Malcom stated she thought the City could possibly come to an agreement with DOT and Chick-fil-A to avoid left hand turns when going out of the parking lot.

Mr. Bradley stated it is only a difference of six parking spaces. He does not believe that six parking spaces will have any effect on the ingress, egress, or traffic issues.

Ms. Malcom stated she feels this measure needs to be taken, no matter what. She is okay with moving forward but would like to ask administration to look into the matter with Chick-fil-A.

Mr. Bradley stated the 26 parking spaces would actually be a reduction in the spaces from the previous tenant.

City Administrator Logan Propes stated he will look into the matter completely.

To approve the variance.

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

b. Rezone – 0 Double Springs Church Road

City Administrator Logan Propes explained they are still in Development Agreement negotiations.

To approve the wording change for the rezone.

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

c. Preliminary Plat Approval – 0 Double Springs Church Road – Rowell-Still Family Partnership

Code Enforcement Officer Patrick Kelley presented the Preliminary Plat for 0 Double Springs Church Road for approval. The applicants want to subdivide the undeveloped property for future development. The Code Office recommends approval of the Preliminary Plat, subject to the corrections listed in the Preliminary Plat Review Summary, which have already been met and the Plat has been revised.

To approve the Preliminary Plat for 0 Double Springs Church Road.

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

d. Resolution – 2022 Budget Amendments

Ms. Beth Thompson explained the resolution is to amend the 2022 Operating Budget. The amendment is to increase revenues and expenses in the amount of \$10,532.00 for the Fire Department. She stated this is due to a check being received from Hitachi for damaged equipment from the fire at their location in November of 2021. The funds will be used to replace the damaged fire equipment.

To approve the resolution as presented.

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

e. Appointment – Airport Advisory Committee

Mr. Chris Bailey presented the recommendation to appoint Mr. Jim Mullin to fulfill the remaining term of the late, Mr. Dan Nugent, on the Airport Advisory Committee. He stated that Mr. Nugent was a strong NGSA member and will be greatly missed.

To appoint Jim Mullin to fill the unexpired term of Dan Nugent, to expire August 4, 2024.

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

f. Town Green Bid Award

City Administrator Logan Propes recommended approval of awarding the Town Green Project to Astra Group, LLC, contingent upon final contract authorization, final GSWCC approvals, and any final easements or right-of-entry acquisitions. He stated the Astra Group, LLC had the lowest bid amount of \$3,858,000.00. There were four bids and three of them were deemed responsive by the engineers.

To approve Astra Group, LLC for the amount of \$3,858,000.00.

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

g. Historic Preservation Commission Appeal – 506 East Church Street

Removed from agenda.

h. 2022 Redistricting

City Administrator Logan Propes discussed the Redistricting Workshop where Council reviewed and gave their input on the maps created by the Northeast Georgia Regional Commission. There were five maps at the workshop, which were developed from the 2020 United States Census Data. The Regional Commission has now sent over three more maps. Using statistics only, the three cleanest maps are Map Versions 3, 1, and 4. He stated the maps will be applicable in the next election cycle, which is 2023. Redistricting is required every ten years.

City Attorney Paul Rosenthal explained the process that would be used to amend the City Charter. He stated that if a motion were to be considered on the issue of Redistricting, the motion would be to proceed forward with the Map and Number. The motion would start the legal process. It would be summer or early fall before it would come back before Council having been fully advertised. He stated this is a Charter Change to change the districts, which can be done by Home Rule here in the Council Chambers. It does have to be advertised properly, put in the Superior Court Clerk's Office, put in the City of Monroe Clerk's Office, and put in the paper. The Census Block Data has to be gotten from the Northeast Georgia Regional Commission to amend Section 2.02 of the City Charter. He stated approving a map tonight will give direction to City staff and his office to do the work and get it ready to then come back to Council for two readings at regularly scheduled Council Meetings for adoption. That will probably be around August or September, which will be in plenty of time for the 2023 Election. The Election Office is requesting it to be done this year so it will be way ahead of qualifying for the next Municipal Election in 2023.

Council Member David Dickinson stated he would like to move forward with Map Version 1, because it has the second least amount of deviation. He was originally in favor of Map Version 3, but Mr. Boyce had an objection to the way it made his district look. In Version 3, Mr. Boyce's district is the most compact district on the map. Map Version 1 has very little deviation and serves the purpose of the Voting Rights Act, which is one-person, one-vote.

To proceed with Map Version 1 of the Redistricting Plan provided by the Northeast Georgia Regional Commission.

*Motion by Dickinson, seconded by Malcom.
Opposed: Garrett, Crawford, Boyce.
Passed 5-3.*

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

Vice-Mayor Larry Bradley questioned whether the City should have Airbnb Regulations. He requested for staff to look into it and come back with some recommendations.

Council Member David Dickinson seconded coming up with some type of regulations for Airbnb businesses; he thinks they are going to be a serious problem in Monroe. Corporate entities, not homeowners, run them as businesses for profit. There are two corporately owned ones in his neighborhood now, and they are trying to buy a third one. He commended the Monroe Police Department for their help with the Country Day School 5K a couple of weeks ago. He thanked Public Works for putting out the barricades.

2. Mayoral Update

Mayor John Howard stated Davis Water Supply is moving into the Piedmont Industrial Park, with a \$15 million investment. Gotham Greens will provide a \$34 million investment and 75 jobs. MAHS Senior Zoe Graham has been named as the 2022 DiVarsity Player of the Year in Soccer. She will be in an All-Star Game this weekend; she is the best soccer player on the field in AAA High School.

VII. ADJOURN TO EXECUTIVE SESSION

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

RETURN TO REGULAR SESSION

Pursuant to City Charter Sections 3.01 and 2.10 and Code of Ordinances Sections 2-1(9) and 2-4(9), motion to adopt the modified Organizational Chart concerning City Department Heads and Directors, Assistant City Administrators, and the like as presented by City Administrator Logan Propes.

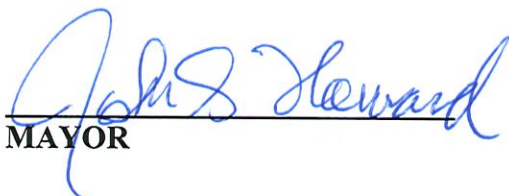
*Motion by Malcom, seconded by Bradley.
Passed Unanimously*

Pursuant to City Code of Ordinances Section 18-1, motion to appoint Logan Propes, City Administrator, as the Code Enforcement Officer of the City of Monroe. Further move that Mr. Propes is instructed to delegate said duties of Code Enforcement Officer to City staff as he deems proper and appropriate. Further move that Mr. Propes is instructed to report back to the Mayor and Council in three months with an update on the delegation of the duties of the City's Code Enforcement Officer.

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

VIII. ADJOURN

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


MAYOR


CITY CLERK

The Mayor and Council met for an Executive Session.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Norman Garrett	Council Member
	Tyler Gregory	Council Member (via phone)
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney

Staff Present:

I. Call to Order – John Howard

1. Roll Call

Mayor Howard noted that all Council Members were present. Council Member Tyler Gregory was present via telephone. There was a quorum.

II. Personnel Issue (s)

1. Personnel Matter

Personnel matters were discussed, including attorney-client discussions.

Pursuant to City Charter Sections 3.01 and 2.10 and Code of Ordinances Sections 2-1(9) and 2-4(9), motion to adopt the modified Organizational Chart concerning City Department Heads and Directors, Assistant City Administrators, and the like as presented by City Administrator Logan Propes.

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

Pursuant to City Code of Ordinances Section 18-1, motion to appoint Logan Propes, City Administrator, as the Code Enforcement Officer of the City of Monroe. Further move that Mr. Propes is instructed to delegate said duties of Code Enforcement Officer to City staff as he deems proper and appropriate. Further move that Mr. Propes is instructed to report back to the Mayor and Council in three months with an update on the delegation of the duties of the City’s Code Enforcement Officer.

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


III. Legal Issue (s)

1. Legal Matter

Legal matters were discussed, including attorney-client discussions.

IV. Adjourn to Regular Session

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


MAYOR


CITY CLERK