

The Mayor and Council met for their regular meeting.

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| Those Present: | John Howard | Mayor |
| | Larry Bradley | Vice-Mayor |
| | Lee Malcom | Council Member |
| | Myoshia Crawford | Council Member (via phone) |
| | 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 |

Staff Present: Chris Croy, Danny Smith, R.V. Watts, Andrew Dykes, Chris Bailey, Sadie Krawczyk, Patrick Kelley, Brad Callender

Visitors: Sharon Swanepoel, Denise Etheridge, John Brewer, Aidan Rainey, Stacy Rainey, Heather Boyce, Susan Tyre, Brandon Miller, Larry Church, Gerald Atha, Cynthia Atha, Lori Volk, Joseph Zalatan, Stephanie McDaniel, Kirklyn Dixon, Julie Sams, Shauna Mathias, Tyler Lasser, Jim Jacobi, Jimmy McDaniel

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Vice-Mayor Larry Bradley gave the invocation.

2. Roll Call

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

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. December 7, 2021 Council Minutes
- b. December 14, 2021 Council Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM

1. Public Comments

No one signed up for public comments.

III. BUSINESS ITEMS

1. City Administrator Update

City Administrator Logan Propes stated there will be a Council workshop to discuss the upcoming redistricting later this month; they have been working with the Northeast Georgia Regional Commission on the maps based off of the 2020 Census Data. The Blaine Street Master Plan RFP will be issued later in the first quarter. The Milner-Aycock Building RFP will be re-

released towards the end of this month, after some additional remediation is complete. The Comprehensive Plan is underway.

Ms. Sadie Krawczyk explained the online survey is available for the Comprehensive Plan. She encouraged everyone to take the survey at www.monroe-compplan.com. The first Visioning Session will be at 6:00 Thursday evening at The Factory at Walton Mill. The information collected at the public meeting will be taken back to the Steering Committee so they can help to interpret the information received from the public, which will be incorporated into the Comprehensive Plan.

Mr. Propes explained staff will be working on additional Code updates and cleanup. The City will be engaging with Hall Consulting for some additional training for the Planning & Zoning Commission and the Historic Preservation Commission to stay up to date on matters of the law. An additional Marshal position will be posted soon. Phase II of the Traffic Calming implementation which includes West Highland, Barrett, North Midland, sections of South Madison, and Felker Streets will be bid on January 30. The bids will come before Council for selection on March 8. Hopefully, construction can be finished by midsummer. The Downtown Green bid is very close to being released; it is under final engineering now for some design element changes on the sidewalks and drainage.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated the exterior of the Blaine Street Building is almost complete; they are waiting for the roof caps to come in and final painting. The sidewalk area will be pressure washed on Thursday. He explained there was an Infrastructure Bill passed from the Federal Government to the States, with \$25 billion being given to Airports across the country. There will be \$17.3 million dedicated to general aviation, which will provide the City with a double income of AIP Funding for the next five years. The City of Monroe will receive an additional \$160,000 in 2022, with a five percent local match. This money can be used for terminal buildings, safety improvements, and taxiway improvements; the additional funds will help to cover increased construction prices. Final plans are almost done for the maintenance hangar. The restrooms at Mathews and Pilot Parks should be installed in March or April, depending on the weather. He discussed the lake survey and the proposal for managing the lake. They are looking at a commercial garbage truck, recycling truck, residential garbage truck, and trailers as Capital Improvement Items for Solid Waste. He discussed the yellow door hangers that will be used to remind customers of what they need to do when recycling and reviewed the holiday routes.

3. Department Requests

a. Police Department: FLOCK Camera System Purchase

Police Chief R.V. Watts explained the 16 FLOCK cameras will be placed at entrances and exits throughout the City. The cameras will scan license plates on vehicles that pass by them and the system will run those license plates through GCIC/NCIC. There are 153 agencies in Georgia that utilize the system, and the City will be networked with them. He discussed instances where Monroe has previously utilized cameras that are located in the surrounding cities. It is an annual contract with a \$44,000 payment the first year and a \$40,000 charge for every year the City continues to use the FLOCK system. He stated the system could be reviewed at the end of the year to see how beneficial it has been to the City and whether the City wants to continue utilizing it. This is a 2022 Capital Improvement budgeted item; it will basically be a lease program on a yearly basis. Chief Watts stated the system will be used to track license plates that have been flagged and will alert the officers.

To approve the purchase from FLOCK Group, Inc.

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

b. Police Department: Approval – Scrapped Vehicles

Police Chief R.V. Watts requested approval to scrap 11 vehicles that have been decommissioned from their fleet. They are old police cars that have been involved in wrecks or are unable to be repaired. The vehicles are currently taking up space at the City Barn.

To approve scrapping the list of police vehicles.

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

IV. OLD BUSINESS**1. Preliminary Plat Review – River Pointe**

City Administrator Logan Propes explained that Mr. Clay Kirkly requested the item to be tabled for one more month as they complete the Development Agreement negotiations.

To table until February.

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

2. Monroe Corridor Commission Appeal – 1000 East Spring Street

Mayor Howard stated that last month Council discussed and voted to overturn the Planning Commission's denial of the applicant's Certificate of Appropriateness relating to the construction of a metal building by Gerald Atha. He is unclear on the actual vote and wants to make sure everyone is on the same page. Staff has been working on this for a year, and there is some conflicting information. Mayor Howard would like some clarification, prior to entertaining a motion to overturn the veto. He wants to know if Council is comfortable saying the property is one lot or two lots, whether it is in the CDO or not, and whether it is okay to put a metal building that is not allowed in the CDO. He questioned whether there needs to be three or four different motions, what Council wants, and what is their decision.

Vice-Mayor Larry Bradley stated that he came prepared to make a motion to override his veto. He stated that he has looked at the Code that Council passed, along with the rewrite of the Corridor Overlay, which is a very voluminous complex set of rules and regulations that can sometimes be subject to interpretation. He thinks the action taken by the Planning and Zoning Commission at the guidance of staff may have been based on a very strict interpretation of those rules and regulations. He is looking at what the legislative intent of this is, because it is a complex issue. Mr. Bradley thinks at the time Council passed it, incurrantly, Monroe was a very attractive place for businesses to come into, with attractive corridors, and Council wanted to be sure that those businesses meet certain criteria from an aesthetic standpoint and overall look. The intent was not to punish existing business and property owners. The strict interpretation from staff and the Planning and Zoning Commission has gone beyond that intent. He stated the addition is in the back of the lot; it might be visible from Spring Street, but it is not noticeable for anyone driving through the community. It is more likely to be visible from Baker Street than it is from Spring Street, and he does not think it has any negative effect on the area. He knows staff has told the property owner that the only way he could build it and put it back there would be a complete overhaul of the entire property; he could start from scratch, which is not practical for someone trying to operate a business. He does not feel the decision made was within that intent, which is the reason he made the motion to uphold the appeal and to override the decision made by the Planning and Zoning Commission.

Mayor Howard questioned whether the site plan has been seen and whether the item needs to be remanded to the Planning Commission. He questioned whether Council says it is okay to have two lots, or it is okay to abide by CDO requirements of the lot and that a metal building is fine.

Vice-Mayor Bradley explained he was addressing the decision made by Planning and Zoning to deny the application, and he thinks their denial was incorrect.

Council Member David Dickinson stated he doesn't necessarily disagree with the Mayor's veto of the Council's decision. He is very concerned about this situation, because he doesn't think Council had the kind of in-depth discussion that they should have had at the previous meeting before voting. He has pulled all of the regulations and ordinances concerning the Overlay Districts and the Corridor Design Overlay, and his perspective is that Council was well intentioned when passing it. When a situation comes up, you can find that there might be some

issues with the legislation or language. It may create situations that are unintended, and Council might need to show some flexibility and common sense in dealing with it. Mr. Atha's property is the old McGarity garage and all of the buildings are metal. Mr. Dickinson read from the City Ordinance, stating the City wishes to focus upon the compatibility of form, scale, and materials such that new structures will conform to the neighboring community features and standards and more closely reflect the character of the local community. He doesn't think it makes any sense to make it look different, because that area is surrounded by metal. The Ordinance also states to look at the pertinent features of other developments and structures in the corridor, but the corridors have very different structures and design elements depending on which section of the corridor is being looked at. That end of the corridor is surrounded by metal. The 643A criteria questions whether the proposed change would have an adverse effect on the corridor or any structure there in, and he did not hear any discussions about that at the previous meeting. Section 643A.1(c) states that architectural design should not be developed independent of context, buildings should be integrated with, not isolated from, their surroundings. It would be out of context for a brick building that is surrounded by metal buildings to be built. Section 643A.2 states residential, commercial, industrial, and institutional properties within each proper context, which means there can be different contexts in different sections of the corridor. He questioned whether Council intended for all of the buildings on both sides of the main corridor to look exactly the same when they passed the Ordinance. Section 643A.2 states that in general new structures shall be designed consistent with traditional and historic features associated with the building type. Mr. Atha intends to build a garage building, and there has not been a brick garage building constructed in 50 years. It would be out of context to erect a brick building. Section 643A.2(1)(c)(vii) states this prohibition includes metal building types commonly known as "butler buildings". Mr. Dickinson stated he does not see anything in the Ordinance that prohibits putting a metal building on this location. As a matter of common sense in this particular situation and in this context, it makes no sense. He feels it violates the whole purpose of the statute. If Council allows the building to be built, he would like to see some amenities around it, such as flowers and trees. He thinks that needs to be discussed if it is appropriate. He questioned whether the motion can be modified, or if it is just an up or down vote.

City Attorney Paul Rosenthal answered he believes this is just an up or down vote. There could be a motion to table the consideration of the Mayor's veto to a later date to give Mr. Propes, staff, Mr. Rosenthal, and Mr. Benton time to discuss those issues to seek a resolution. If the veto before Council now is addressed, it is Council's opportunity to override that veto with a super majority vote within 30 days or Council could table the item until the next meeting. He believes those are the only options.

Mr. Dickinson stated he thinks everyone comes out better by working together to come up with some sort of reasonable concurrence about what to do. He stated if it is going to be a straight up or down vote, his vote would be to overturn the veto, but that is not what he wants to do. There are simply some problems with the Ordinance. This is not about who the applicant is; the merits and legislation have to be looked at to do the right thing.

Vice-Mayor Bradley stated he thinks it is fine if City staff wants to reach back out to Mr. Atha before he puts the building up to try to work something out, but they have not been willing to do that in the past.

Vice-Mayor Bradley made a motion to overturn the veto and Council Member Norman Garrett seconded the motion.

Mayor Howard questioned what is being approved, whether it is one lot, whether it is ignoring CDO guidelines for landscaping and sidewalks, or whether it is allowing a metal building.

Vice-Mayor Bradley answered that the denial made by the Planning and Zoning Commission is being overturned.

Mr. Rosenthal stated for Mr. Kelley to spell out what the application is for.

Code Enforcement Officer Patrick Kelley stated the application for Mr. Atha is to build a 30 x 60, 1,800 square feet metal building as described. He stated that during the discussions by Planning and Zoning for the CDO, they requested and offered the opportunity to modify the site plan in order to get more into compliance with the Zoning Ordinance, but that was rejected. The denial was for the Certificate of Appropriateness for the building, but the appeal was of the decision of the Corridor Commission to not issue a permit, which they had no purview on.

Mr. Rosenthal explained the Corridor Commission denied the Certificate of Appropriateness and without the COA the Code Office could not issue a permit. The technical issue that Council overturned was their decision to deny the COA to build a metal butler building on the corner of the parcel. The Mayor then vetoed that, and now there is a motion of the floor to overturn that veto, which would reinstate Council's overturning of the Corridor Overlay Design Commission, which would then allow Mr. Atha to build a metal butler building on the corner of the property. It does not mean that he still would not have to file a permit and have to follow all Codes, but it will allow him to build the metal butler building by the COA issued by Council via the overturning of their denial of the COA. He stated there has been a lot of discussion about the concept of compromise or middle ground to include appropriate landscaping, removals of moonscapes, buffering, and green space but there was never any real consensus or offer to address those issues.

Council Member Tyler Gregory questioned whether or not Council overturning the veto would set events in motion causing Mr. Atha to have to apply for a permit and submit plans.

Mr. Rosenthal answered that the requirements mandated under the Corridor Design Overlay would not apply, because the COA has essentially been issued based on the plans he submitted.

Council Member Lee Malcom questioned whether Council could put any conditions on this.

Mr. Rosenthal answered no; it is past that point already.

Mayor Howard questioned whether there are any landscape requirements for a lot when a building comes in for approval.

Mr. Rosenthal stated the landscape plan was supposed to have been provided as part of the application for the COA to build a building subject to the Corridor Overlay Design Standards. He does not believe there was a landscape plan submitted, which was part of the basis for the denial. Council overturned that denial for the COA. Now, there is a motion to overturn the Mayor's veto. It would not be appropriate to place conditions at this point; overturning of the Mayor's veto is what is before Council. He stated if the veto is overturned, Mr. Atha will be able to proceed further with getting his permit to build this building, but he would be subject to any other Code Regulations that are not contained within the Corridor Design Overlay Standards. There are not any landscaping metrics in the B3 Zoning. Therefore, overturning of the Corridor Design Overlay's appeal waves the requirement for landscape metrics.

Ms. Sadie Krawczyk stated since the question is really an interpretation of the Zoning Ordinance, she would refer to other staff.

Mr. Brad Callender stated that he has nothing further to offer, unless there are specific questions for him. There are issues that need to be addressed within the Corridor Ordinance, because they are always dynamic and fluid. They need to be amended through time to adjust to conditions in the real world and environment. Prohibiting the metal building makes it very easy for staff to look at the Ordinance and see the need for a change. The prohibition of metal buildings would be the prohibition of allowing new metal buildings. He stated Councilman Dickinson read the Ordinance earlier referencing the context of neighboring properties, and there are only two metal buildings on the properties immediately surrounding this site. The Monroe Motor Inn has a metal accessory building across the street, and there is a mini-storage facility further down the street. Those are the only ones in the vicinity that are within several hundred feet of the property itself. He understands the intent of prohibiting metal buildings is to prohibit further new buildings on any of the properties. He stated surrounding this site there is brick, stone, and stucco on the immediate and adjacent buildings, none are metal except the ones he already mentioned. If there is a need for the City to change the corridor, the prohibition would stand for any new metal buildings issued regardless of where they are located in order to enhance and improve the corridor itself. The lack of language in the Ordinance may be that it does not have any grievance or leeway for an existing situation where there is an expansion on an existing property. As it is currently written, it leaves staff with very little room to look outside of the Ordinance, because if they are prohibited, any new ones would obviously be in violation of the prohibition. Therefore, their recommendation to the Planning Commission was ultimately to recommend denial of the request because of that prohibition. He stated the City could enhance the Ordinance by making changes, amendments, and possibly adding some lateral moves.

Mr. Kelley stated that he understands the lawyerly gymnastics and appreciates the reasoning. He believes the intent of the Code was to allow for the survival, but not for the expansion of that type of development. They were trying to keep it from increasing, due to the fact there was such a large amount of it at that time. They did not want to allow it to grow. If it is modified, it would be in the direction that the Ordinance prescribed. He stated there are strict interpretations without any leeway. He does not know of any other interpretation for prohibited, and that is the reason they made that recommendation. The Commission has the purview to take their recommendation or not, but their recommendation had to be based on the Ordinance.

Ms. Malcom stated she appreciates and respects that, because he is charged with going by the regulation put before him that were voted on by Council. She does not like to see Council pitted against the Code Office and appreciates their time and diligence in trying to do the right thing by Council's written word. In this case, this is a large parcel, that is not visible to any degree from the road. It will not be out of sorts with what is already there because of the neighboring properties. She contends that the property is two lots or two parcels.

To overturn the veto.

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

V. NEW BUSINESS

1. Public Hearings

a. Rezone – 0 Double Springs Church Road

Code Enforcement Officer Patrick Kelley presented the application of Parkland Communities, Inc., for rezone of this property from R1 to R1A. The Code Office recommends approval of the requested rezone, subject to conditions. He stated the applicants have already agreed to the conditions in the Plan Review.

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

Mr. Tyler Lasser, with Alliance Engineering and Planning, spoke representing the applicant. The developer, Mr. Jim Jacobi, with Parkland Communities handed out current site plans, proposed site plans, color renderings, and a trip generation comparison. They are requesting to rezone the 83-acre lot from R1 to R1A to construct a 141-lot single-family community, with a luxury amenities area, pocket parks, and abundant open space. The property is located at the southeast corner of Cedar Ridge Road and Double Springs Church Road and will be accessible from both roads. As proposed, the community will consist of two different sections. There will be 34 age-targeted ranch homes in the northwestern corner. The lots will be a minimum of 80 feet wide and 10,000 square feet; the homes will start at 1,800 square feet. The remaining lots will be a minimum of 90 feet wide, featuring homes that are two stories, and a minimum of 2,400 square feet. All of the homes will include a minimum two-car side-entry garage that will be constructed using a mixture of materials, including brick, stacked stone, and various fiber cement sidings. The R1 Zoning requires a lot width of 100 feet, with the R1A Zoning the lots would only be reduced by 10 feet for about 75% of the lots and 20 feet for the ranch lots for about 25% of the lots. He stated the slightly smaller lots that are permitted in R1A would allow them to cluster lots and provide more open space. In the proposed zoning district 35% would be devoted to open space, which includes the creek and buffers. The open space includes eight acres of buildable land at the southern end that is densely wooded and includes streams, as presented it would include a mulch trail. If the proposed plan is not approved, 158 lots could fit on the site, which is 17 more than proposed and would increase the density to 1.9 units per acre. He explained in this scenario it would be necessary to build in those open spaces. The intent is to avoid any unnecessary encroachment into those environmentally sensitive areas and preserve as much open space as possible. He discussed the Trip Generation Report done by Kimley Horn. He stated they agree with all of the staff recommended conditions and are open to hearing the ones that Council wants to add. Mr. Lasser stated they would add the condition that the Development Plans will be in substantial conformance with the submitted site plan, which will cover all of the general design requirements proposed including the open space and general layout.

Mayor Howard questioned there being 35% open space.

Mr. Lasser answered 35% open space is showing on the plan currently, which they believe will be the open space. They do not want to have a specific number as a condition but are open to having that substantial conformance condition.

Council Member Lee Malcom stated she likes the side-entry garages and the greenspace reservation, but the recreational amenities are vague. She questioned the amenities.

Mr. Jim Jacobi, with Parkland Communities, stated they plan on building a cabana, pool, a tot lot, and a play field. They would also like to put in some mulch trails in the preserved area in the back. The 35% open space on the site plan includes everything outside of the lots and the right-of-ways; the detention pond and sidewalks are included in that overall area. He stated they would also like to add a condition for a maximum of 141 lots. They have agreed with the community that there will be no more than 20% rentals.

Ms. Malcom questioned the amount of greenspace to be reserved.

Mr. Jacobi stated that the Code requires 15%. They will settle for a minimum of 30% of open space per the Code that Mr. Kelley will work on, because it is a little bit subjective. He does not want to move forward with engineering and then have a problem that was not addressed.

Mr. Brad Callender stated the minimum of 30% open space can be added to the conditions.

Council Member Tyler Gregory questioned the trees for the lots.

Mr. Jacobi answered they plan on planting street trees in the community.

Ms. Malcom questioned whether Code dictates the size of the pool to be constructed based on the number of lots.

Mr. Kelley answered there are no parameters for that in the Code. He stated the exclusions in the environmental section of the Code of Ordinances would not create more than about five percent exclusion of the open space, which would include the slopes and detention pond.

City Administrator Logan Propes stated per condition number seven, the City will continue to work with the developer on the Development Agreement, which will include some developer contributions for the water, sewer, and traffic infrastructure that is needed. They will work to get an appropriate but fair dollar amount.

City Attorney Paul Rosenthal stated he wanted Council to consider that the applicant has applied for a rezone request and there is a moratorium on the acceptance of preliminary plats. Any action that Council takes on the rezone will not impact the status of the moratorium as it relates to this project.

Mr. Jimmy McDaniel spoke in favor of the rezone. He stated that he agrees with the 20% rental property and 35% open space. He wants to clarify that the conditions stay with the plat even if the developer sales his business to someone else. He wants to make sure this is incorporated into the HOA, so that it will not be changed to 50% rental property after a year. He stated that the community traffic will not impact the two roads as much as the other ones.

Ms. Malcom questioned whether the applicant plans to set up an HOA and covenants for the development to be passed on to the home owners once it is 75% built.

Mr. Jacobi answered they will have an HOA and it will be a covenant protected community, but they do it once the last house is sold not at 75%.

Mr. Rosenthal stated that any of these conditions should be made as a condition of the rezone; the rental conditions could be made as part of the HOA and the Development Agreement. The Development Agreement could require review and approval of the HOA by staff prior to plat approval.

Mr. Gregory questioned the rezone not affecting the moratorium.

Mr. Rosenthal explained this is an application for rezone; it is not an application for preliminary plat approval. It will be rezoned should Council choose to rezone it, but the applicant is not capable of applying for preliminary plat approval until the expiration of the moratorium.

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

No Action.

2. New Business

a. Election of Vice Mayor

To elect Larry Bradley as Vice-Mayor.

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

b. Appointment – Council Representative to DDA

To appoint Myoshia Crawford as Council Representative to DDA, with Lee Malcom as the alternate.

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

c. Rezone – 0 Double Springs Church Road

To approve the rezone subject to the conditions as stated, which will be addressed in the Development Agreement.

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

d. Final Plat Approval – Meadows Farm Subdivision

Code Enforcement Officer Patrick Kelley presented the Final Plat for Meadows Farm Subdivision for approval. The Code Office recommends approval as submitted.

To approve the Final Plat for Meadows Farm Subdivision.

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

e. Final Plat Approval – Monroe Pavilion

Code Enforcement Officer Patrick Kelley presented the Final Plat for Monroe Pavilion for approval. He explained that he came prepared to recommend approval as submitted, but there are some safety concerns. The recommended approval will need to be contingent upon verification of some development requirements that are still lacking; there will need to be signage and signal verification by GDOT, and there are some stormwater concerns.

City Administrator Logan Propes explained the approval will be contingent upon the items mentioned by Mr. Kelley in addition to the performance bonding and maintenance bonding. They are trying to fast track the development, but in a safe manner for the public for the ingress and egress, which will be a public parkway. Mr. Propes has been talking with Mr. Argo over the past few weeks, but they are not at a hundred percent comfort level with all of the items yet. After getting through the safety elements, everything else will be deferred through the Performance Bonding Agreement.

City Attorney Paul Rosenthal stated if Council is going to consider approving the final plat, it should be approved subject to certain conditions being met before the plat is signed off on, and those conditions should be listed. He stated all of the bonding paperwork needs to be reviewed and signed off on by his office. He clarified the conditions highlighted by Mr. Kelley must be met in addition to the bonding documentation being in acceptable form and approved by his office. These conditions must be met to allow the final plat to be signed off on and approved. There may also be some Code compliance items that need to be approved and signed off on by Mr. Kelley. This is simply Council approving the final plat subject to certain delineated conditions being met, particularly concerning road safety, watershed, and stormwater management issues.

Mr. Kelley stated the Final Plat approval for Monroe Pavilion needs to be subject to the conditions as follows: street signage, traffic control signage, striping, signalization at Charlotte Rowell Boulevard and Highway 11 with verification from GDOT, fencing around the stormwater ponds, and bonding approval.

To approve the Final Plat with staff's stated conditions.

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

f. 1st Reading – Procedural Ordinance and Resolution Readings

City Attorney Paul Rosenthal explained the Charter states that all Ordinances shall be read at two meetings. This will save time, but still be fully transparent. It states the Ordinances to be read will be published on the website, made available, and there will be summaries by staff, but the literal reading will not be required, unless Council requires it.

Mr. Rosenthal presented the first reading of the Ordinance.

VI. DISTRICT ITEMS

1. District Items

Vice-Mayor Larry Bradley stated he has heard concerns about speeding more than anything. He has spoken with Chief Watts and also knows that some of the streets will be gotten to soon. He encouraged the Police Department and City staff to look at what can be done on McDaniel and Pine Crest.

City Administrator Logan Propes stated those roads are being looked at as Phase III of the Traffic Calming process. The engineers are working on the concepts, but there are two challenges. He stated one challenge is finding the type of device that will satisfy everyone and still work in the location. The other challenge is funding, because these are larger stretches of streets.

Council Member Lee Malcom stated she has had complaints about City Hall being closed again.

Mr. Propes explained the closure is temporary. As of today, there are three directors out with COVID and about 20% of the building has been affected by COVID in the last two weeks. There have been some amendments made in City Hall, with how Customer Service is being done, and Code is now down stairs. Everything is in one place, so it should be a more customer friendly environment. He stated the doors will be back open as soon as everyone can be gotten back in and healthy again.

Council Member Norman Garrett stated he has gotten calls about trash being thrown out on Magnolia Street. He questioned whether Mr. Smith had gotten any cameras out there yet.

Mr. Danny Smith stated there is a sign concerning illegal dumping scheduled to be put up, and they are looking for a spot to install a camera.

Council Member Tyler Gregory stated he has been asked when the fiber is coming, and he has explained the equipment delays. Citizens are asking about the sidewalks down Alcovy.

Mr. Propes explained sidewalks are big ticket items. The TSPLOST that failed last year would have helped to cover some of those items. Funds have already been allocated to the eastbound on-ramp and the westbound on-ramp, which have matching State funding. Once those projects are clear, other large items can be done, such as the traffic calming elements and sidewalks. He stated the sidewalks are definitely on the radar.

Mr. Gregory stated he has had some citizens that live on one end of Walker Street that are getting notices from the Marshals to clean their yards. They are confused, because they go to the other end of Walker Street and see pallet fences and such. They are curious as to why they are getting notices for pipes or something that needs to be picked up versus structures that appear to have issues, which seems to be more pressing. He just wanted to bring it to attention, because he does not know what to tell them.

Mr. Kelley answered that Walker Drive is being addressed holistically from end-to-end. Mr. Gregory is probably talking to some of the more responsible citizens rather than the people that are failing to comply, but they are all being addressed. He stated being a responsible citizen may make them look like they are being targeted, but others are getting the same treatment. They are just not complying.

Council Member David Dickinson stated he had nothing.

Council Member Charles Boyce stated he had nothing.

Council Member Myoshia Crawford stated she has been getting comments concerning when City Hall will be opening and about the lighting being so dark in the Quality Food parking lot. She is also getting calls about when Publix is going to open.

Mayor Howard explained that the Quality Food parking lot is private property and the owner's responsibility. Publix will let us know about their opening, but it may be a few weeks from now.

Council Member Nathan Little stated he had nothing.

Mr. Gregory stated he has had complaints about loud vehicles. He questioned what other neighboring towns have passed concerning loud vehicles.

Mr. Kelley stated Lawrenceville recently passed a noise ordinance to address similar issues. He will get a copy of theirs to modify and bring back to Council as a draft.

2. Mayoral Update

Mayor John Howard stated he has had a couple of local businesses offer to do an *I Support the Monroe Police Department* sticker for business windows or automobiles. The silver stickers would be sold for \$50 annually and the gold for \$100; all of the proceeds would be donated to the Police Department. There will be free COVID testing on Thursdays at the Police Department on Blaine Street. He discussed the accuracy of the different tests and stated there were 350 people tested last Thursday. He appreciates everyone's input and sent congratulations to UGA.

VII. ADJOURN

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



MAYOR



CITY CLERK