

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

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

Visitors: Denise Etheridge, Ron Norris, Stephanie Norris, Dawn Griffin, Sadie Krawczyk, Fay Brassie, Glen Lakin, Carol Lakin, John Chohanin, Dessa Morris, Greg Gajownik, Debbie Gajownik, Jane Camp, Chip Morris, Stuart Smith, Joseph Bryant, Julie Sams, Michelle Mirolli, Benny Cyriac, Benny Cyriac, Lidia Garrett, Lexi Coleman, Josh Parker, Jason Sams, Wanda Hickman, Kirklyn Dixon, Lauren Gregory, Tommy Fountain Sr., Ava Atkism, Bruce Baggett, Mary Knotts, Amylee Dire, Shauna Mathias, Ronnie Coleman, Joseph Bryant, Matt McClung

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Associate Pastor Bruce Baggett with Monroe First Baptist Church gave the invocation.

2. Roll Call

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

3. Approval of Agenda

Add Item 2i. Resolution – 2021 American Rescue Plan Act Fund Budget and Item 2j. Resolution – 2022 American Rescue Plan Act Fund Budget under Section V – New Business.

To approve the agenda as amended.

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

4. Approval of Consent Agenda

- a. March 8, 2022 Council Minutes
- b. March 8, 2022 Executive Session Minutes
- c. February 15, 2022 Planning Commission Minutes
- d. February 22, 2022 Historic Preservation Commission Minutes
- e. February 10, 2022 Downtown Development Authority Minutes
- f. February 10, 2022 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM**1. Public Presentations****a. Workforce Development Presentation**

Ms. Dessa Morris, with the Walton County Development Authority, stated they had a Workforce Event on December 21, which will now be an annual event. There are 35 industries in Walton County and one out of every ten jobs in Walton County is a manufacturing job. She explained there is a dual enrollment program through Athens Tech, where students can earn their basic machinist certification. She discussed getting students excited with events like Taco Tuesday. They hold an Empowering Parents webinar to help the parents understand that college is not the only way for students to become successful. The students can go to work to earn money while they figure out what they want to do; then let someone else pay for college. They also have a program in Social Circle for people interested in construction; the company will pay someone to learn for eight weeks and guarantee them job placement with Holder Construction or one of their subcontractors. She stated this program is available to adults that have a high school diploma. They held a Student Success Alliance Event at the end of March, which was in partnership with the Walton Chamber of Commerce and Walton Works; approximately 700 students had an opportunity to tour 15 locations. There will be 16 companies going into each of the high schools later this month to interview the graduating seniors. There were 65 offers and 35 students hired from the event in 2021, which they hope to double this year. Ms. Morris stated they have a unique opportunity this year to host 100 externs, who are educators and others inside the school that might allow students to turn assignments in late or come into class tardy. The externs need to understand that those things will get them fired in their career. The Regional Job Fair was held today, with approximately 360 attendees. They suited them up with blazers and sent them in to talk with the 30 employers from Walton County. She explained they are in the process of opening a Career Center, where people can come to work on their resumes, get some skill updates, and apply for jobs. The best place for someone looking for a job currently is their website at www.walton.works/jobs or they can call or text Dessa Morris at 770-601-1215.

No Action.

b. Proclamation – Child Abuse Prevention Month

Mayor John Howard presented the Proclamation for Child Abuse Prevention Month.

Ms. Lauren Gregory, with A Child's Voice Child Advocacy Center, accepted the proclamation. She explained they are a non-profit organization located in Social Circle. They partner with law enforcement and the Department of Children Services as part of their investigations. Their job is to hear directly from the child about what happened in a child friendly trauma sensitive way to help the children heal. She explained they do forensic medical exams to make sure the children are healthy and to look for evidence for the investigation. She stated that unfortunately child abuse does happen in the community, but it can be prevented and they can be there for the kids that have experienced it. Her goal is to empower the community to be there for the kids. She thanked Council for their time and support.

No Action.

2. Public Comments

No one signed up for public comments.

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

City Administrator Logan Propes stated the contracts are going back this week for the Traffic Calming Project; a \$90,000 savings has been negotiated, so they will take a bit longer. The installations will go forward throughout the summer. The Georgia Department of Transportation is pushing the City to work on the utility relocations for the Bypass Project, which will be a significant expense. He explained there will be a Called Utilities Committee Meeting on Thursday, May 5, at 6:00 pm.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated the easements are complete for the 2020 CDBG Project; the residents in the Mobley Circle area have been great. There will be a Public Hearing on the 2022 CDBG Project at City Hall tomorrow at noon; the project will be in the Bryant Road

area. Phase II of the Plaza Shopping Center Project is complete, and an outside firm is now putting the RFP together. The Terminal Building Contracts were finalized today, and the preconstruction meeting will be held within the next couple of weeks. Great American Cleanup Week starts Monday; there will be a Community Volunteer Event on Saturday, April 23.

3. Department Requests

a. Airport: Lease Agreement – MGSA

Mr. Chris Bailey requested approval of the five-year lease agreement allowing Mid-Georgia Soaring Association (MGSA) to continue leasing the facility at the airport. He explained it would simply be an extension of their current lease.

To approve the five-year lease agreement with Mid-Georgia Soaring Association.

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

b. Fire: Purchase of Fire Engine

Fire Chief Andrew Dykes requested approval for the purchase of a new fire engine from FireLine, Inc., for the amount of \$613,415.00. He explained Council approved to proceed with a replacement fire engine in February, but both the estimated cost and the lead time for construction and delivery have increased. The cost of the fire engine increased by \$38,415.00 and has an estimated lead time in excess of 18 months.

Vice-Mayor Larry Bradley questioned the payment schedule.

City Administrator Logan Propes stated ARPA Funds will be used, which may be re-budgeted going into next year. There will not be any payments made until the truck is delivered.

To approve the purchase from FireLine, Inc. for the amount of \$613,415.00.

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

c. Utilities: Bid Award for Water Treatment Plant Clearwell Modifications and Expansion

Mr. Rodney Middlebrooks requested approval to award the contract for the new clearwell construction to Lakeshore Engineering, LLC, for the amount of \$4,472,767.50. He explained the project will provide the City with an extra million gallons of finished water, which is needed to supply increased water demands.

Council Member Norman Garrett questioned how much water Loganville is taking.

Mr. Middlebrooks answered the City of Loganville is taking 1.3 million gallons per day.

Council Member Nathan Little questioned whether this is a part of the overall plan for the upgrade.

Mr. Middlebrooks explained this was proposed as part of the original design at the Water Plant.

Vice-Mayor Larry Bradley questioned how the cost will be covered.

City Administrator Logan Propes answered the cost will come from Bond Funding. He explained the escalating cost environment has pushed the cost over the budgeted amount, so some of the contingency in the Bond Fund will be used.

Council Member Lee Malcom questioned whether Mr. Middlebrooks has gotten recommendations for Lakeshore Engineering.

Mr. Middlebrooks stated that Wiedeman and Singleton highly recommend Lakeshore Engineering; they have used them for previous projects.

To approve Lakeshore Engineering, LLC for the amount of \$4,472,767.50.

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

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

To table until next month.

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

V. NEW BUSINESS**1. Public Hearings****a. Conditional Use – 700 Breedlove Drive**

Mr. Brad Callender presented the application for a conditional use of this property to allow the conversion of an existing office building into apartments. The subject property has been zoned P (Professional / Office / Institutional District) for many years. The existing office building was constructed with four office units in 1983. He explained apartments are permitted in the P Zoning District. The Code Office and Planning Commission recommend the request be approved with two conditions.

Vice-Mayor Larry Bradley stated that he wanted a potential legal issue to be clarified, because people have told him that the sign has not been posted until the last few days. He wanted to confirm that the legal requirements for signage have been met.

City Administrator Logan Propes stated the sign was put out on March 7. It could have been blown down at some point in the process, but every time he has been by, the sign has been standing.

Mr. Hamid Shekarbakht, the applicant, stated the plan is to convert the old building into something presentable for the neighborhood. It would be a gated community for 55 and above. The apartments would be 1,000 square feet and have nice landscaping in the front.

Council Member Norman Garrett questioned the quantity of apartments.

Mr. Shekarbakht stated the building is 6,080 square feet and would be converted into six apartments with 1,000 square feet.

Mayor Howard questioned whether he planned on expanding to neighboring properties.

Mr. Shekarbakht answered the goal is to stay with this building right now.

Mr. Garrett questioned whether the Code has been changed, because he thought apartments had to be 1,200 square feet.

Mr. Propes stated there is an Infill Overlay provision of 1,300 square feet.

Mr. Callender stated a two-bedroom apartment has a minimum square footage of 1,000 square feet.

City Attorney Paul Rosenthal clarified it is 800 square feet for a one-bedroom apartment, 1,000 square feet for a two-bedroom apartment, and 1,200 square feet for a three-bedroom apartment. This is based upon Article VII of the City Zoning Ordinance. He does not recall the minimum square footage for apartments being changed, since the adoption of the ordinance in 2014.

Council Member Lee Malcom questioned whether there are any contracts in place for an institutional use for the properties.

Mr. Shekarbakht answered no, not as of right now.

Council Member David Dickinson stated the area is currently zone as professional, and the buildings have traditionally been used as office space. He questioned why switch a commercial use property that generally pays more money to a residential use.

Mr. Shekarbakht stated the building is old and was designed for doctor offices, so any client would need to be a doctor. The building would have to be completely remodeled. He stated that

his wife is a physician. She has talked to some of her coworkers to see if anyone was interested, but there has been no interest in the building. There was an ambulance service that occupied one of the buildings for a year, but they could not stay in Monroe. They moved to Athens, due to lack of business. The building has been vacant since last year.

Mr. Dickinson questioned whether there are any of the adjacent professional buildings vacant.

Mr. Shekarbakht answered there is a family doctor on the left side and a multi office building on the right side. The building across the street belongs to Athens Orthopedic; Dr. Harkin and Dr. Smith just bought it for \$1.5 million. He stated half of that building is empty, which is the reason Dr. Harkin moved his office there from the Piedmont Hospital. He would have been happy to fill the building with professional staff if he could.

Ms. Malcom stated she recently had a client that was looking for space, but she did not find this building on the open market when they were looking. They searched all over Monroe; the doctor had to transform a building that is not setup.

Mr. Shekarbakht stated they decided to go with an adult community building, so they never advertised it.

Mr. Bradley question whether the intent is to have a 55 plus apartment complex.

Mr. Shekarbakht answered yes.

Council Member Tyler Gregory questioned what Ms. Malcom meant when she asked if Mr. Shekarbakht had any institutional clients.

Ms. Malcom stated she was not asking about anyone in particular; she just wanted to know if he had clients or contracts that would take them immediately when they are finished.

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

Mr. Ron Norris, of 618 Breedlove Court, spoke against the conditional use. He requested for his neighbors that are present to stand. He and his wife, Stephanie, moved back to Monroe about five years ago. He drives 48 miles to work every day, because they love Monroe. They have a really great neighborhood in The Retreat, with about 75 homes. He stated they knew nothing about the Planning Committee Meeting on March 15 or that this issue would be coming before Council today. He found out when he saw the sign for the first time on Saturday. One of the main issues is that no one knew that this was happening. Logan stated that he saw the sign back in March, but he doesn't know what happened to it after that. There are a lot of people in their neighborhood that know everything that is going on, but they did not know anything about this. The problem is that someone apparently bought an old building that is adjacent to their subdivision, then let it deteriorate further over the course of a year. The building is zoned professional and office, and they knew that when they bought it. The application states that the building has been vacant for more than a year, without even one inquiry. He questioned why someone would buy a building and just leave it vacant, without trying to fix it up or at least cut the grass and remove the pallets from the front yard. He stated rent for office space almost always creates more revenue than residential leasing. Mr. Norris questioned why the owner should be helped just because he made a bad decision or whether it was his plan to get the conditional use. He questioned why he would not spend the same amount of money to rehab the building to make better professional offices, and he would be able to make more money. He discussed the approval document from the Planning and Code office. Section 10 of the document states granting this request could potentially influence a positive trend of redevelopment from offices to apartments on the neighboring properties. This could have a domino effect. The Planning Commission also states that the conversion of the existing office building to apartments will not negatively impact the property values on adjacent properties, which he does not feel could be guaranteed. Section 8 states the use will not be an extension which will cause a damaging volume of higher density residential use into this stable neighborhood of well-maintained single-family homes. He questioned how that could be true if their goal is to make the adjacent properties into apartments, which are higher density. The problem is not thinking about what it means for the future or the cause and effect of actions right now. He stated this is not just about this one building; the apparent goal of the applicant and the Planning Commission seems to suggest that making all of these buildings into apartments is a good thing. He requested Council's help. He questioned why they just found out about it and

why it was kept a secret. Mr. Norris requested Council to deny the application and to allow the applicant to rehab the site to be used as it was intended, as professional and office space.

Mr. Josh Parker spoke in favor of the conditional use. He stated that he knows the history of that area. He discussed the hospital being across the street, which created a demand for doctors' offices. The hospital is now across town and other office buildings have popped up around it. He is a local real estate professional and thinks this is a great idea. It will look great and be for 55 and older; there is a huge demand for residential citizens 55 and over. He stated living in the City Limits allows for dense housing because sewer and infrastructure are in place. The owner is essentially trying to recycle the property to turn it into something better. There are some older citizens that could benefit from this type of housing. It is a nice design and a quality product. Mr. Parker stated that he does not know the owner or his reputation, but if the people do not like it, they could call him or Council Member Lee Malcom to sell their houses.

Mr. Glen Lakin spoke against the conditional use. He stated that Mr. Parker does not have any interest in what the people in the neighborhood have. He is totally against the conditional use, and does not believe that it would help their property values. He requested for Council to please not approve the conditional use.

City Attorney Paul Rosenthal stated the applicant needed to be given rebuttal time.

Mr. Saghar stated the neighbors think this would be jeopardizing the real estate values, but he had a couple of tenants that wanted to put dog kennels there. Another ambulance service wanted to put a lot of ambulances there, which would have been noisy night and day. If anyone knows a doctor that would like to move in, he would be happy to listen to them, but no one wants to come to this area. His proposal would be professionally done, and it would not jeopardize the value of the other buildings or the neighborhood.

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

No Action.

b. Comprehensive Plan Update

City Administrator Logan Propes introduced Ms. Marilyn Hall.

Ms. Marilyn Hall, with Hall Consulting, presented the summary of the Comprehensive Plan Process, prior to it being transmitted to the Northeast Georgia Regional Commission. She discussed what a Comprehensive Plan is, the community engagement efforts that went into the plan, some of the needs, opportunities, goals, and recommendations. The Comprehensive Plan is a 20-year blueprint to guide growth in the City of Monroe; it is to be used as a basis for future zoning and capital facility decisions. The Plan is required to be updated every five years. The last Comprehensive Plan was done in 2017, as part of Walton County's Comprehensive Plan. The City must have a Comprehensive Plan in order to maintain a Qualified Local Government Status in order to be eligible for State Grant Funding. There was a Public Hearing in December, a Visioning Workshop in January, a Strategic Framework Workshop in February, and an Open House in March. The Public Hearing today is required by State law prior to the transmittal. There was also a series of Steering Committee Meetings, along with the website www.monroe-compplan.com. Flyers were distributed, there were stakeholder interviews, comment forms, and online surveys. The plan elements include Population, Housing, & Education; Transportation; Economic Development; Parks, Recreation, Open Space & Historic Preservation; Community Facilities, Utilities, & Broadband; Land Use & Development; and Community Work Program. The three goals include: providing housing opportunities that ensure Monroe is a lifetime multi-generational community for residents across the socio-economic spectrum, addressing substandard housing, and addressing local poverty. The recommendations include: become a Georgia Initiative for Community Housing (GICH) Alumni Community; diversify housing stock through form-based codes; develop a renter rights program; facilitate creation of a land trust; develop preapproved Accessory Development Unit (ADU) Designs; promote education opportunities; support Walton Works; encourage infill development; systematic code enforcement; provide nonautomotive transportation alternatives to residents in all areas of the City; include the City's priorities in the Georgia Department of Transportation Priority Project List; continue to seek State and Federal incentive programs; focus on the job housing balance; facilitate creation of Friends of the Parks Organization; create a Master Plan for the Park System; update Tree Inventory, Management Plan, & Ordinance; include greenspace and open space in

new code; to complete the Historic Preservation Inventory; development impact fees; recalculate connection fees for water and wastewater; typical bill analysis; become a Broadband Ready Community; develop form-based codes; host a developer workshop; and form a Unified Development Ordinance (UDO). She discussed the Community Work Program, which is a five-year detailed plan for the City of Monroe. Ms. Hall explained the next step is for the City to transmit the Comprehensive Plan to the Regional Commission for their review; Council will vote on a Transmittal Resolution later tonight.

Council Member Lee Malcom questioned whether Council can make edits to things within the Comprehensive Plan at any time.

City Administrator Logan Propes answered Comprehensive Plan updates can always be done, but it is a more involved process. If there is something Council would like to be changed, it would be good to do it now while it is still in draft form.

Ms. Malcom stated the existing Comprehensive Plan says that professional apartments can be placed upon a conditional use; she would like for Council to discuss whether or not that should be left in the Plan or not.

Mr. Propes explained the Plan will generally lay out some character area definitions, zones, and intended uses, but it does not get into the full Zoning Ordinance.

Ms. Malcom stated that in the overview from Mr. Callender concerning the apartments, he continues to say that the apartments are within the Comprehensive Plan. She questioned whether that is in the new Plan.

Mr. Propes stated the Plan does allow for redevelopment, but Council is the ultimate decision makers. If Council does not feel that it is fitting, they have that right, no matter what the Comprehensive Plan says.

Vice-Mayor Larry Bradley complimented all of the public input. The document is good with all of the tables, recommendations and statistics. He stated that he does not see a plan for the future; he sees some general recommendations. He questioned how the previously discussed apartment situation would fit into this Comprehensive Plan Draft. He questioned what would be done if someone wanted to put an apartment complex in Downtown Monroe. He cannot see whether that would be encouraged or discouraged within the Comprehensive Plan. He sees some recommendations, but he does not see a Plan or how it would promote development.

Ms. Hall stated each sub-area has a variety of goals. The Downtown would be balanced between commercial and retail. The overall idea is to use the Plan, which intentionally puts the decision on Council to balance what is in each sub-area. The Plan is divided up into eight sub-areas, which rely on the form-based code using transect for the guidelines. The first thing on the to-do list is to develop the form-based code.

Ms. Malcom stated the whole Plan is relying heavily on Council passing a form-based code for the City.

Ms. Hall stated the City has an excellent foundation, with the LCI form-based code.

Mr. Propes explained the Plan is like the hundred-thousand-foot view of a Concept Plan for the City of Monroe. He feels it would be a fallacy of this Council to try to pin point how every single thing should look in 20 years. It would be a disservice trying to figure out how the City is going to look; it is basically Master Planning too far down into the Plan. He stated from here the City will create form-based codes and will create new Master Plans of different districts and sub-areas. The private market will then create new developments based off of these codes and this Plan. He explained the Plan is supposed to be somewhat loose in interpretation; it is a guiding document for a baseline to build everything from.

Mr. Bradley clarified the idea of the Plan is that these recommendations are things that should go into the planning process going forward.

Mr. Propes stated it is a continuation of a Plan.

City Attorney Paul Rosenthal stated he was part of the Code Rewrite Committee between 2011 and 2014. The consultants in 2008 and 2010 specifically recommended adoption of form-based

codes. The Zoning Ordinance was adopted in 2014, and the feedback from Council at that time was that they liked the idea but were not ready to do it yet. Council voted to adopt the new Zoning Ordinance on July 1, 2014, which was better than the one adopted in 1997, but it is not all the way to form-based code. He stated now the 2022 report states to adopt form-based codes, which would require adopting a new Zoning Ordinance book, which governs the specifics that Council is concerned about. It is taking the 2014 Zoning Ordinance and rewriting it and later dropping it into a Unified Development Ordinance (UDO). He explained this is the 2022 guiding document that states to adopt form-based codes, which was talked about in 2014, and the decision was that they liked it but were not ready to do it yet.

Ms. Malcom questioned the definition of affordable housing in today's world.

Ms. Hall stated according to HUD, affordable housing is officially 30% of the household income going towards housing costs, which does not include utilities and transportation to and from work. She explained there is a page in the Comprehensive Plan that defines the specific percentage numbers for Monroe. Addressing poverty and jobs are very tough issues.

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

Mr. Ronnie Coleman spoke in favor of the Comprehensive Plan Update. He does not know the definition of affordable housing, but he is concerned about private businesses purchasing homes and renting them for whatever amount they want. He stated affordable housing should be if someone is working full time, he should be able to have some housing, especially if his spouse is working full time also. There are dilapidated houses around Monroe that are being torn down, and the houses being rebuilt are very high. He feels sorry for a young couple trying to start out. He likes that the Plan is trying to address affordable housing, but it also needs to address minimum wages to be able to afford affordable housing. It is very concerning. He stated an elderly person with a limited income would have a hard time finding affordable housing.

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

No Action.

Motion to take a five-minute recess.

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

Meeting resumed at 7:43 p.m., after the break at 7:35 p.m.

c. Historic Preservation Commission Appeal – 108 Norris Street
City Planner Brad Callender stated he does not have anything to present for this appeal item.

Mayor Howard stated Mr. Parker and the Historic Preservation Commission are present tonight. Mr. Parker was working on the home, and there were some questions about the windows. He installed windows that were not approved by the Historic Preservation Commission.

City Administrator Logan Propes gave an overview of what is being appealed. There is an appeal of the Historic Preservation Commission's decision to deny a Certificate of Appropriateness for new windows at 108 Norris Street. The appeal is by the owner, Josh Parker. The denial was based on the sites failure to comply with the requirements for the type of windows installed and material change in the appearance of the property located within a designated historic property.

Council Member David Dickinson requested clarification on the actual dispute. He questioned whether the dispute is about the new windows not looking like the windows that were taken out.

Mr. Josh Parker stated that is essentially the case. The windows that he removed were a six over six style and the windows he installed are a two over one style. He did not change the size or texture of the window; the pattern was the only thing that was changed.

Mr. Dickinson questioned whether there is a uniformity in the windows in the houses throughout the Mill Village.

Mr. Parker answered there is no congruence throughout. He replaced the windows before getting approval so that he could secure the property. He explained the Code Department said he needed to go before the Historic Preservation Commission, which he thought was a formality. The first time that he applied his sister came to speak on his behalf, because he was out of town. It was denied at that time. He came back before the Board a second time to show the state of the street and to show the windows. His approval was denied again.

Mr. Dickinson stated he served on the Historic Preservation Commission for a number of years and has a real interest in preserving the historic houses. He stated that as he understands it, this was more of an issue between Mr. Parker and the Code Office concerning what permits were necessary. Tonight, is simply a question of whether the windows would be appropriate in one of the Mill Village Cottages. Mr. Dickinson stated that he thinks that they are appropriate, but Mr. Parker did not go about the windows in the appropriate way.

Mr. Parker explained that he did seek a solution after the first denial. It was believed that he could simply replace the windows with six over six style windows, but he has a letter from the vendor stating that there is no way. The vendor stated that new windows would need to be ordered, which would add a cost of about \$3,000.00 plus they would not refund him for the custom windows that are in place. He stated six over six windows are just not something readily available; it would take about three months to get that style, which is probably why the windows are not congruent throughout the area. There is one house on the street that has two different styles of windows. He offered the Historic Preservation Commission a solution to ensure congruency throughout the Mill District. The HPC needs to understand the reality of dealing with materials in today's market place. He stated a solution would be to send a notification to anyone in the historic district of what needs to be done before making changes, which would create more transparency. He stated from a consumer's stand point he wanted to secure his property.

Council Member Lee Malcom stated it is her understanding that Mr. Parker bought the property and started work without a permit for the work. The City came in and did a stop workorder, because he was not in compliance. She stated this is not the first time that this has happened; the same thing happened on another project he was doing. She questioned whether she is correct.

Mr. Parker answered she is correct. About three years ago, he was doing a house on South Broad Street and he was not in compliance with the Code Department concerning permits. This project was not as in-depth; there were not any structural issues. This project did not have any additions or any exterior renovations being made. He stated the electrician and plumber came in and roughed the job, pulled the permits, and called for the inspections.

Ms. Malcom stated that she tends to differ from him on that.

Mayor Howard questioned the architectural style and whether there is a list of uniform features. He stated generally an architectural style has a list of uniform features.

Mr. Dickinson stated the house is one of the Mill Village Cottages. There is not a real standard for what the windows would be in the house. Traditionally, they came in different styles. He stated from his viewpoint there is not anything wrong with the windows.

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

Ms. Faye Brassie, representing the Historic Preservation Commission, spoke against the Appeal. She stated the HPC does not make the rules, but they have a handbook and try to enforce the rules. They want to keep the historic town historic but do not want to cause an undue hardship. The Mill Village is one of nine historic designated areas. There is a mixed style of buildings, some are shot gun and some vernacular Victorian. They research all of their requests; they found that 75% of the homes have six over six windows. She stated before the Commission came to be, no one cared what the windows looked like, which lead to a mismatched messy look. The historical look should all be six over six, but they can not go backwards to make someone change what they have had for years. The HPC can only make a difference as they come before them to make changes, which is why they are supposed to get approval before spending their money. She is sorry if it costs \$10,000.00, but a rule is a rule. She does not think it is in the best interest of the HPC to grant forgiveness; there are a lot of naive people in this town. There are

some really good real estate people, and they need to get the word out to keep the town historically correct. They can let people know that they are in the historic district and have to go before the Commission. She stated people buying houses need to be notified in some way. She hopes that Council will deny this request and spread the word that history does matter.

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

No Action.

2. New Business

a. Application – Beer & Wine Package Sales – Walton Mini Mart
To approve the application.

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

b. Conditional Use – 700 Breedlove Drive
Council Member Myoshia Crawford made a motion to table until next month. Council Member Norman Garrett seconded the motion.

Council Member David Dickinson questioned the reason for tabling the item; he is prepared to act on the item tonight.

Council Member Lee Malcom stated she is also prepared to act tonight.

To table until next month.

*Motion by Crawford, seconded by Garrett.
Abstaining L. Bradley.
Opposed Malcom, Dickinson, Little.
Passed 4-3.*

Council Member Lee Malcom requested to have a sign that has been newly built on that property that can be visibly seen from both directions; she wants a two-sided sign, that is of size and is readable on that corridor by tomorrow.

Ms. Malcom, Mr. Callender, Mr. Propes, and Mayor Howard further discussed sign sizes, types, and placement.

Ms. Malcom stated the sign can be placed within the week, but it needs to be two sided and have Rezone at the top where it is clear to see.

Vice-Mayor Larry Bradley questioned what the sign will say, since the Public Hearing has already been held tonight.

City Administrator Logan Propes stated the sign will have to be reposted anyway, since it has been tabled.

City Attorney Paul Rosenthal stated the sign does not have to be reposted, but it is great to always provide as much notice as possible. The Public Hearing has already been conducted. Council has the right to allow for additional Public Comments, but the legal Public Hearing occurred tonight. The City of Monroe provides two Public Hearings; one Public Hearing is held during the Planning & Zoning Commission Meeting and a second one is held during the Council Meeting. Mr. Rosenthal advised allowing for additional Public Comments, but cautioned against having another Public Hearing, because the Public Hearing has already been advertised and has already occurred. Attempting to have yet another Public Hearing would get into timing issues.

Ms. Malcom stated the Rezone sign needs to be placed there to notify them with the date of the next meeting.

c. Preliminary Plat Review – 0 Highway 78 – Piedmont Regional Industrial Park
City Planner Brad Callender presented the Preliminary Plat Review for Piedmont Regional Industrial Park located at 0 US Highway 78. He explained the plat will be splitting some

properties. The Code Office and the Planning & Zoning Commission recommend approval of the Preliminary Plat, subject to twelve corrections listed in the Preliminary Plat Review Summary prior to the signing of the plat. He explained they are wanting to dedicate the road that has been constructed, the Piedmont Parkway extension to Highway 78, which is included in this Preliminary Plat. They are proposing to adjust some property lines for the proposed Gotham Greens development, and they are also wanting to subdivide a few other lots. He stated there are a total of twelve recommended corrections for the Preliminary Plat.

To approve the Preliminary Plat, with the requirement that the twelve corrections listed in the Preliminary Plat Review Summary be completed and the Plat redesigned to incorporate the changes as presented plus any other anomalies, prior to signing the Plat for approval.

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

d. Appointments (2) – Historic Preservation Commission
To reappoint Jane Camp for a three-year term, to expire May 1, 2025.

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

To appoint Laura Powell for a three-year term, to expire May 1, 2025.

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

e. Appointment – Planning Commission
To appoint Sara Shropshire to fill the unexpired term of Chase Sisk, to expire September 1, 2025.

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

f. Resolution – Comprehensive Plan Update
City Administrator Logan Propes stated this is a resolution authorizing the transmittal of the Comprehensive Plan Draft to the Northeast Georgia Regional Commission and the Department of Community Affairs to be in compliance.

To approve the resolution as presented.

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

g. Resolution – 2022 Budget Amendment
Ms. Beth Thompson explained the resolution is to amend the 2022 Budget. The amendment is to increase revenues and expenses in the amount of \$49,519.00 for funds received from the State of Georgia for the Public Safety Supplemental Bonus. She stated this is in addition to the Supplemental Bonus Funds received in 2021, which were for Fire and Police.

To approve the resolution as presented.

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

h. Historic Preservation Commission Appeal – 108 Norris Street
Council Member Norman Garrett made motion to overturn the denial. Council Member Myoshia Crawford seconded the motion.

Vice-Mayor Larry Bradley questioned what type of windows are in the house.

Mayor Howard answered the windows are two over one.

Mr. Bradley read the February 22, 2022 Historic Preservation Commission Minutes concerning the windows. At the meeting, Mr. Kelley stated that two over one is an appropriate style for this

house, but six over six is what was there originally. He questioned whether these are an appropriate style, even though the HPC voted the other way.

Council Member David Dickinson stated the windows are an appropriate style for that type of architecture. An appropriate style window has been put into the house in replacement for another style that is also appropriate. That does not make what he did an inappropriate style. There is no such standard for a house that is not on the National Register as a stand alone and is simply a house in the district.

To overturn the Historic Preservation Commission's denial of the applicant's Certificate of Appropriateness.

*Motion by Garrett, seconded by Crawford.
Voting no Little, Malcom.
Passed 6-2.*

i. Resolution – 2021 American Rescue Plan Act Fund Budget

Ms. Beth Thompson explained that per the City Auditors, the City is required to adopt a budget for the American Rescue Plan Act Fund (ARPA) for fiscal year 2021 and 2022. She stated the final rule for this did not come out until the first quarter of 2022 and went into effect April 1, 2022. The funds did not have a final ruling even though they had been distributed; the City received 50% in 2021 and will receive 50% later this year. This is to adopt the resolution for the 2021 Budget based on what was actually spent under the ARPA Funding. The next resolution is for the 2022 Budget for what will be done with the 2022 Funding.

To approve the resolution.

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

j. Resolution – 2022 American Rescue Plan Fund Budget

Ms. Beth Thompson stated this resolution is for the current 2022 Budget. She explained if there is a need going forward into the budget season later this year, the funds can be rolled into the 2023 Budget at that time.

To approve the resolution.

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

VI. DISTRICT ITEMS

1. District Items

Council Member Charles Boyce, IV discussed an event that transpired on March 12 during his aunt's 60th Birthday Party at the Wayfarer Hotel. He stated Mayor Howard attended the party. His family has a mental health business on Church Street, Exceptional Community Services. He discussed working with individuals with intellectual disabilities. They had an individual elope and sent a staff member to retrieve them. The Police were called and came, along with Chief Watts. The individual has autism and schizophrenia. One of the officers threatened to arrest the autistic individual. He stated it was a sickening site to see, and it was embarrassing for his aunt. There is literally a brewery next door, where they are not drinking coffee at 11:00 at night. The officers said they were drinking, but there was no drinking at the party. The officers were doing their job, but it seems like they have been conditioned to target minorities. He stated that he has a real issue with that. He questioned how Council can come together to make sure all individuals of the City of Monroe are not only safe, but welcome as well. He walks the streets in his district and gets input every day, and they say that they do not feel welcome. He discussed Monroe not having affordable housing and minorities not feeling as if they are welcome.

Mayor Howard stated that everybody should feel welcome and be treated equally. He explained when law enforcement gets called, by law they have to put their eyes on the person who is taking control of the patient who eloped. The officer responding that night does training for the State of Georgia on intoxication and inebriation; he trains people into saying whether a person has had too much or not. Mayor Howard stated he did not feel that the officer should have parked at the end of the street, and he told him so. Everyone should be treated the same, no one should be

treated any different. He discussed the Diversity Advisory Board and people being treated equitably.

Council Member Norman Garrett questioned whether Mr. Propes has looked into a video from a couple of months ago. He stated that he is getting the same response as Mr. Boyce; that the minorities feel like they are being targeted. He also feels as if he is being targeted himself. The City has a serious racial issue that Council does not seem to want to address, concerning the police and minorities being harassed. He stated he had this conversation about a year ago and the City is still going through the same issue, because it is not being addressed. Everything starts from the head in every organization. Mr. Garrett stated not a single Council Member called him this weekend.

Mayor Howard stated he saw the video of Mr. Byrd, but he cannot comment on an open case. After the case is closed, Council can talk more about it.

Mr. Garrett explained he has been saying the City has a real race issue for a couple of years now. He believes it starts at the head and has no problem calling Chief Watt's name out; he has already talked to him personally. He feels like he is being targeted, because he has been pulled over six times in one year. It is pure nonsense that they cannot read his tag. The Chief needs to speak to his personnel. He has more that he needs to say, but it needs to be discussed outside of the Council Meeting.

Mayor Howard stated that no staff member needs to be called out by name in public; it can go under personnel in Executive Session.

Mr. Garrett thanked Danny Smith for getting the cameras up on Magnolia Street and thanked Chris Bailey for all that he does.

Council Member Tyler Gregory complimented Beth Thompson and the Finance Department for receiving two awards from the Georgia Finance Officers Association. She received the Certificate of Achievement for Excellence and Financial Reporting for the 19th year and the Outstanding Achievement Award for the Popular Annual Financial Report (PAFR) for the 17th year. He appreciates Beth and his meetings and talks with her. He also appreciates Mr. Propes and everything the Finance Department does.

2. Mayoral Update

Mayor John Howard discussed the article in James Magazine on the head of the Chamber in Columbus Georgia, who led the Atlanta Beltline Committee Project. He discussed the article on the Connectivity of State Parks, which Council can read at their leisure.

VII. EXECUTIVE SESSION

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

RETURN TO REGULAR SESSION

VIII. ADJOURN

*Motion by Little, seconded by Garrett.
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
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Paul Rosenthal	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. Adjourn to Regular Session

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



MAYOR



CITY CLERK