

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

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

Visitors: Sharon Swanepoel, Denise Etheridge, Susan Walker, Dianne Wilson, Pat Kamienski, Andrea Gray, Shauna Mathias, Julie Sams, Edwin Beckles, Adam Fraley, Will Derzis

## I. CALL TO ORDER – JOHN HOWARD

### 1. Invocation

Pastor Edwin Beckles with First African 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

To approve the agenda as presented.

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

### 4. Approval of Consent Agenda

- a. May 10, 2022 Council Minutes
- b. May 10, 2022 Executive Session Minutes
- c. April 19, 2022 Planning Commission Minutes
- d. April 26, 2022 Historic Preservation Commission Minutes
- e. May 5, 2022 Utilities Committee Minutes
- f. April 14, 2022 Downtown Development Authority Minutes
- g. May 12, 2022 Downtown Development Authority Minutes
- h. April 14, 2022 Conventions and Visitors Bureau Minutes
- i. May 12, 2022 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

**II. PUBLIC FORUM****1. Public Presentations****a. Waste and Recycling Workers Week Proclamation**

Mayor John Howard presented the Proclamation for Waste and Recycling Workers Week, June 13 – 17, 2022.

Mr. Chris Bailey stated the Georgia Chapter of SWANA nominated Jasper Greer as one of the Super Heroes of Waste and Recycling Workers Week. He will be featured on their Facebook page and website this week. He will also be nominated as Solid Waste Worker of the Year for the entire State of Georgia. Mr. Greer was honored today at the Public Works luncheon; he is a great guy and represents a great deal of character for the City.

*No Action.*

**2. Public Comments**

Ms. Diane Wilson, of 701 Davis Street, stated that she spoke to Council about a year ago and is having some of the same issues that she would like to bring to Council's attention. She realizes there are different sections of the City and different people, but she feels like everybody should be considerate of their neighbors. She is not sure why the issues in her area are not being addressed. She discussed City Code violations. The music that she has to listen to on a daily basis totally violates Code. It is vulgar, loud, and can be heard over the TV inside the house. People have modified their mufflers so their cars are really loud. They will sit and talk with their cars running; it rattles and vibrates the inside of her house. They stop the music when they see the police, but start it back after they are gone. The music that they play is really bad for kids to listen to; they need to be fined. People leave their trash cans out at the street all the time, and trash gets thrown outside of the cans. There is a car parked on the Corner of Davis Street and Pine Park; it does not run, has no tag, and has been there for many months. The rental property across the street on Pine Park has a dead tree that is a danger to children and power lines. The duplexes have holes in the siding and roof; the landlords are totally negligent. The mailboxes are not up to Code. There is an above ground pool that is green; it breeds mosquitoes and does not have a fence around it.

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

City Administrator Logan Propes stated two new City Marshals have been hired and are getting acquainted with the City now. A TSPLOST Meeting was held this morning; he will be circulating a potential project list to Council. The goal is to take care of some of the major pain points of traffic improvements. There are some worthy joint projects between the County and the State; a lot of State Funds come leveraged into the TSPLOST Funding. He stated both the TSPLOST and an Intergovernmental Agreement will be coming next month. Mr. Propes thanked Chief Dykes for handling all of the chaos on North Broad Street today; there was good coordination with the County. He stated there are a lot of projects going on throughout the City.

**2. Assistant City Administrator Update**

Assistant City Administrator Chris Bailey stated the 2020 CDBG Project is about three weeks away from completion. The construction sitework for the Airport Terminal Building started on May 31, 2022. The pilot's lounge trailer is being moved now and a waterline is being relocated. A temporary pole will be set, and dirt should start being moved within the next couple of weeks. He stated about 95% of the City vehicles have their new City logos. The website should be updated by tomorrow. The logo for the water tank on Wayne Street will be done next. The Road and Signage Assessment Survey, which is in the 2022 CIP, is being done by Keck & Wood. The Waste & Recycling Workers Week was the hottest week of the year. He thanked the crews for everything they do; they will be celebrated all week. He discussed changes in the Holiday Schedule.

Council Member David Dickinson gave an update from the Parks Committee Meeting held on May 5, 2022. He thanked the Council Members serving on the board; it was the best Committee Meeting that he has ever attended. They talked about things the City is doing now and over the next ten to fifteen years. Input received from the citizens regarding the Comprehensive Plan showed that the largest thing they wanted to see was further development of Parks and Recreation. He stated the Committee discussed some of the smaller park items, and they are working on some Pocket Parks. There are numerous tracts of land in the City that are suitable

for Pocket Parks. They envision the first Pocket Park being on Green Street, which will be a family neighborhood park. The Committee discussed the River Park development, where 123 acres of undeveloped land was donated to the City. They envision the park having input to the Alcovy River for kayaking, walking trails, running trails, and mountain bike trails. They also discussed a multimodal trail going from the center of town out to River Park, which could eventually circle the City and connect all of the parks together. The Committee also discussed creating a Pedestrian Mall in the main part of downtown. There are wonderful businesses and restaurants in downtown, but there is too much traffic. They would like to close part of Broad Street in downtown for pedestrians, after the bypass has been completed.

### 3. Department Requests

#### a. Police: Purchase of Gym Equipment

Chief R.V. Watts discussed the designated area for defensive tactics and physical fitness training at the Police Department. He requested approval to purchase cardio and strength training equipment from Life Fitness for a cost of \$87,514.74, which will come from the Asset Forfeiture Account.

To approve purchase from Life Fitness for the amount of \$87,514.74.

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

#### b. Utilities: Purchase of Primary Telescopic Valve

Mr. Rodney Middlebrooks explained the telescopic valve between the primaries and the digestors needs to be replaced. He requested to purchase a new telescopic valve from Templeton & Associates, the lowest bidder, for \$11,750.00.

To approve the purchase from Templeton & Associates for the amount of \$11,750.00.

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

#### c. Utilities: Approval – Union Street Gas Main Replacement

Mr. Rodney Middlebrooks requested approval to hire Harrison & Harrison, the lowest bidder, to replace the gas main on Union Street for \$63,400.00. He explained a recent leak survey determined that the main had been isolated, which means there is no cathodic protection on the pipe to protect it. The leak has caused corrosion and the need for replacement. It is a steel main, which means the City crews cannot do the replacement.

To approve Harrison & Harrison to replace the Union Street Gas Main for the amount of \$63,400.00.

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

#### d. Utilities: Approval – High Service Pump Rebuild

Mr. Rodney Middlebrooks requested approval to hire Cornerstone H2O, the lowest bidder, to rebuild the High Service Pump for \$21,445.00. He explained it is used to pump the treated water to the distribution systems and tanks.

To approve Cornerstone H2O to rebuild the High Service Pump for the amount of \$21,445.00.

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

## IV. OLD BUSINESS

### 1. Preliminary Plat Review – River Pointe

City Administrator Logan Propes explained they have again requested the item to be tabled until next month, as they continue to discuss the utility and traffic infrastructure negotiations within the Development Agreement.

To table until next month.

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

## V. NEW BUSINESS

### 1. Public Hearings

#### a. De-Annexation – 1700 Snows Mill Road

Mr. Brad Callender presented the application for de-annexation of this property from the City to Walton County. Mr. Callender stated the property contains 17.223 acres. The applicant has submitted all of the necessary forms of paperwork and have completed their process with the County. The Code Office and Planning Commission recommend the request of de-annexation be approved as submitted without conditions.

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

Attorney Andrea Gray spoke in favor of the de-annexation. She is representing the Walton County Veterans Association and joining her is Scott Whisnant. He is the President of the Walton County Veterans Association and is with the Walton County Sheriff's Office. They are requesting de-annexation of 17.223 acres located on Snows Mill Road. The property is part of the Walton County Industrial Park, is owned by the Development Authority, and will be carved out of approximately a 71-acre tract. It will be a separate parcel, with a separate legal description. The wetlands take up about two thirds of the property; there are only approximately six acres that are developable, which is the reason that sewer was not a possibility for the property. The Veterans Association intends to build a new meeting hall facility. They have already gotten a Resolution from the Development Authority and one from the Walton County Board of Commissioners accepting the property. They received approval from the Planning Commission last month.

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

### 2. New Business

#### a. De-Annexation – 1700 Snows Mill Road

To grant the de-annexation.

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

#### b. FY2021 Audited Financial Statements (ACFR)

Ms. Beth Thompson introduced Mr. Adam Fraley and Mr. Will Derzis, with Mauldin & Jenkins, to present the 2021 Annual Comprehensive Financial Report, with the final audit numbers.

Mr. Adam Fraley stated that he was the Engagement Lead Partner over the audit for the City of Monroe. Mr. Will Derzis and Ms. Allison Whitworth were both Engagement Managers working on the audit for the City. He explained the financial statements by law are the responsibility of the City each year. Their job is to audit those financial statements and render an opinion as to its fair presentation or not. He presented highlights from the FY2021 Audit. He discussed the Auditor's Discussion & Analysis, which is a summary of the audit results. Mr. Fraley explained that they rendered an unmodified audit report, meaning a clean opinion of the audit. The respective financial statements are considered to present fairly in all material respects for the financial position of the City for the year ending December 31, 2021. He commended the City of Monroe for going above and beyond what is required by State Law in preparing and reporting the Annual Comprehensive Financial Report. The City should be proud for receiving an award from the Government Finance Officers Association for the ACFR each year. He explained the City was required to have a Single Audit of the Airport Improvement Program this year. He stated that Ms. Thompson and the finance staff were very cooperative and transparent getting them everything they needed so the audit could be completed in an official, effective, and timely manner. He explained there were some audit adjustments, which have been discussed with management. There were no findings this year. Mr. Fraley discussed the Management Point Recommendations, which are related to Cybersecurity, and the new Accounting Standards that will be coming out.

To approve the FY2021 Audited Financial Statements.

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

**c. Resolution – 2022 Budget Amendments**

Ms. Beth Thompson explained that the budget amendments are needed to ensure compliance with the State of Georgia criteria and local financial policies. The amendment is to increase revenues (transfers in) and expenses in the Utility Fund in the amount of \$477,886.19, from the American Rescue Plan Fund. The funds will be used for water, sewer, and gas materials for the Bypass Utility Relocation Project. Another budget amendment is to increase revenues (transfers in) and expenses in the amount of \$105,536.00 in the Utility Fund, in the amount of \$106,248.32 in the General Fund, and in the amount of \$15,752.64 in the Solid Waste Fund; these funds will cover inflationary stipends for all full-time employees from the American Rescue Plan Fund. She explained that the amounts may change; these amounts have been estimated to get through the end of the year.

To approve the resolution as presented.

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

**d. Resolution – 2022 Comprehensive Plan Update**

City Administrator Logan Propes explained the resolution is required for the City to keep a Qualified Local Government Status with the State of Georgia. The resolution formally adopts the 2022 Update to the Comprehensive Plan that has been approved by the Georgia Department of Community Affairs for the City of Monroe, and to notify the Northeast Georgia Regional Commission of said adoption within seven days. He explained that the Comp Plan can be amended along the way if needed.

Vice-Mayor Larry Bradley stated the Plan is well done; it lays the ground work for what needs to be done over the next couple of years. He suggested that Mayor Howard and Mr. Propes have a workshop on each area to discuss with Council; each of the levels can be discussed comprehensively. There are discussions and recommendations throughout the document, but most of them are general. The recommendations need to be more specific, with a timetable. He suggested having a series of workshops to discuss specific items, such as housing, transportation, or zoning. The workshops could be once a month for maybe about three hours.

To approve the resolution as presented.

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

**e. Resolution – Referendum – License for Package Sale of Distilled Spirits**

City Administrator Logan Propes presented the resolution to authorize a referendum for citizens to vote on whether to have retail package sales within the City of Monroe. He explained the referendum would be Phase I. If the referendum passes, Phase II would include writing a tailored Code of Ordinances regarding the retail package sale of spirits.

Vice-Mayor Larry Bradley stated he believes that Council has the responsibility of looking at businesses coming into the area to see whether they benefit the City as a whole. It is his opinion that a liquor store brings no value to the City and will not benefit the City as a whole. He sees no reason for this to even go to a referendum. Council has the responsibility of looking and saying whether it is in the best interest of the City and whether it should be brought to a referendum. He intends on voting no on this motion tonight.

Council Member Lee Malcom stated that she wishes to have the resolution read.

City Attorney Paul Rosenthal read the resolution.

To approve the resolution as presented.

*Motion by Boyce, seconded by Garrett.  
Voting no Bradley.  
Passed 7-1.*

f. Resolution – Outside City Water Moratorium

City Administrator Logan Propes stated the City wants to make sure to have an abundant supply of materials to be able to service the Core City customers. The City already serves a lot of customers outside of the City. He explained that Walton County has some disconnect with what the City is doing, and they can continue to approve homes on the City’s service line. He recommends the temporary moratorium for outside the City water service, due to current supply chain issues. This will give the City time to catch up on inventory. Mr. Propes has already contacted the County Manager to let him know about this, so that he can coordinate it with County Planning. He stated the resolution goes through the end of the year, but can be lifted earlier if things smooth out with inventory issues.

To approve the resolution as presented.

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

g. Resolution – Temporary Moratorium of Residential Development Outside of City Core

City Administrator Logan Propes explained that the temporary moratorium from the beginning of the year will expire later this month. He discussed extending the temporary moratorium on acceptance of applications for Preliminary Plat approvals for Residential Major Subdivisions outside the City Core. He recommended for the City to renew the moratorium for another six months, due to the City just now adopting the Comprehensive Plan. There is a lot that needs to come out of this Comprehensive Plan, so that some of the Code of Ordinances can be amended to get them aligned with the Comprehensive Plan. Supply chain issues also come into some effect with this resolution.

To approve the resolution as presented.

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

**VI. DISTRICT ITEMS**

**1. District Items**

Council Member Tyler Gregory stated they are excited about the traffic calming coming over to District 6.

**2. Mayoral Update**

Mayor John Howard stated his appreciation for the Police Department and 1025 Church for picking kids up in some of the rougher areas of town to allow them to attend Vacation Bible School. He stated his appreciation for the crews at Public Works. The Monroe Blooms Festival will be this Saturday.


**VII. EXECUTIVE SESSION**

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

**RETURN TO REGULAR SESSION**

**VIII. ADJOURN**

*Motion by Malcom, seconded by Boyce.  
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
Charles Boyce, IV	Council Member
Norman Garrett	Council Member
Tyler Gregory	Council Member
Nathan Little	Council Member
David Dickinson	Council Member
Logan Propes	City Administrator
Debbie Kirk	City Clerk
Paul Rosenthal	City Attorney

Staff Present:

**I. Call to Order – John Howard**

**1. Roll Call**

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

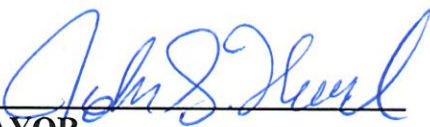
**II. Personnel Issue (s)**

**1. Personnel Matter**

Personnel matters were discussed, including attorney-client discussions.

**III. Adjourn to Regular Session**

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

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK