

The Mayor and Council met for their regular meeting.

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

Staff Present: Danny Smith, Jeremiah Still, R.V. Watts, Bill Owens, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Darrell Stone, Sadie Krawczyk, Chris Bailey, Beverly Harrison

Visitors: Andrew Kenneson, Sharon Swanepoel, Samantha Tippet, Marianne Daughety, Roger Rowell, Gareth Fenley, Penny Keener, David Keener, Lee Rowell, Chris Collin, Gene Wills, Kathy Wills, Mike Loren, Lindsey Hickman, Wanda Hickman, Shanna Tory, Rachel Byrd, Walter Cox Jr., George Baker III, Scott Brown, Russell Brown, Marilyn Byer, Kent Dawdy, Janice Dawdy, Rick Maxey, John Argo, Royce Bradley

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Pastor Tommy Fountain with 1025 Church gave the invocation.

2. Roll Call

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

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. June 4, 2019 Council Minutes
- b. June 11, 2019 Council Minutes
- c. June 18, 2019 Planning Commission Minutes
- d. June 25, 2019 Historic Preservation Commission Minutes
- e. May 9, 2019 Downtown Development Authority Minutes
- f. May 9, 2019 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM

1. Public Comments

Ms. Gareth Fenley, of 1695 Brushcreek Drive, discussed racial injustice. She is a newcomer to Monroe, but has lived in the South for 30 years. She is a real estate investor. She is disturbed by the racial injustice within the community and finds it intolerable. She is not talking about individual bigotry or hate, but systematic segregation and suppression of African Americans in

favor of whites. Ms. Fenley stated it can be seen in housing, education, and churches. There are two separate American Legions and two separate Masonic Halls; the poor African American facilities and the better-off white facilities. It can be seen in the Confederate history, which is honored and enshrined in this town. Monroe has a heritage of white supremacists having made their home here. There are three Confederate Flags greeting visitors at each of the main entrances into Monroe; they were only taken down two weeks ago. She stated the international press is covering Monroe because of the unsolved lynching 73-years ago, and Monroe has been back in the national news due to police brutality in a black community on July 15. Ms. Fenley stated there are certain demands that she has presented to Mr. Propes and Chief Watts, and she trusts that they will be taken care of.

Mr. Gene Wills, of 125 Homestead Way, Covington, Georgia spoke in support of Ms. Fenley. He discussed the tasing and beating that took place at Monroe Estates. He is concerned that the black community gets looked at in a certain way. He discussed slavery, segregation, lack of education for the elders, and the Moores-Ford lynching. Mr. Wills stated Monroe has a legacy which it needs to change, and they need to work with the people in those communities to help them. He stated Monroe is 42% black, and that is not represented in the Police Department, Fire Department, or City Council. Certain people want to hold on to power forever and not share it, but things need to be equaled out. The black community needs to be recognized, it needs to be recognized that we put them where they are, and come up with some remedies. He stated the community needs to reconcile the past.

2. Public Hearing

a. Variance – 350 Davis Street

Mr. Darrell Stone stated it is a buffer variance request for 75-foot impervious area.

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

Ms. Sadie Krawczyk explained they are requesting the buffer to be reduced to 50-feet; the driveway will go through the additional 25-foot portion.

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

No Action.

b. Rezone – 0 Charlotte Rowell Boulevard

Mr. Darrell Stone stated the request is to rezone the property from B3 to PCD.

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

Mr. John Argo, with MAB American Management, stated they are the developers for the Monroe Pavilion. They are requesting a rezone from B3 to PCD. The project has been vetted by City staff over a considerably long period of time. He stated the project was approved unanimously by the Planning Commission, with some conditions of approval imposed. The conditions have been negotiated and accepted. He explained they will defer their presentation until later in the meeting during New Business.

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

No Action.

III. DEPARTMENT REPORTS

1. City Administrator Update

City Administrator Logan Propes stated the remediation of the Greenspace has been finished. He explained all of the results and paperwork will be returned to the Georgia Environmental Protection Division, and the project can be closed out when they send the certification.

Council Member Norman Garrett questioned fluid coming out of the ground. He was told there didn't need to be any digging happening period, because there is trash all over the property. He also questioned fertilizer and chemicals being in the ground, and whether dirt will be brought in.

Mr. Propes explained the old oil is what had to be remediated and dug out of the ground for disposal, which is why full-site testing had to be done. There are also some concrete pieces from old buildings that have been torn down. He stated the entire property has been studied and had soil testing; the State flagged the areas that had to be remediated. There will be some dirt brought in to level the property out.

2. Central Services Update

Mr. Chris Bailey stated the newsletter for City facilities went out in May 31, and the Monroe-Walton County Airport Newsletter will go out in August. He explained the plans for the Police Station and Municipal Court building are available in his office for review. He discussed the facilities management projects, which remain under budget for the year.

3. Monthly Finance Report

Ms. Beth Thompson presented the monthly Finance Report. She stated revenues and expenditures should be at 41% as of May, and all of the funds and departments are at or below that number. The utility billing conversion will go live the week of July 15. The system software will be down for about five days during the conversion, but the customers will not notice a difference.

4. Monthly Airport Report

Mr. Chris Bailey presented the monthly Airport Report. Fuel sales were almost 2,500 gallons, with a \$6,000.00 profit. The East Apron Project will close-out on July 11, and the completed project will be \$45,000.00 under the budgeted amount. He explained the project provides an additional 92,000 square feet of usable space in tie-down spaces, taxi-lane, and open fueling area. The West Apron Taxiway is about two and a half weeks away from completion. There are four interviews and presentations scheduled from Engineer Consultants, and those results will be brought to Council in August.

5. Monthly Solid Waste Report

Mr. Danny Smith presented the monthly Solid Waste Report. The Friday schedule will be extended again this month; the Transfer Station will stay open until 5:00 pm for the month of July. The drainage project to redirect the surface water is ongoing. He stated they are still looking for a contractor to repair and resurface the concrete tipping floor. The new automated side loader will be arriving soon. The collection route schedule may need to be adjusted in order to get the truck incorporated into the schedule for curbside collections. He explained that residents will be notified in advance of any changes, and the changes will be kept to a minimum.

6. Monthly Streets & Transportation Report

Mr. Jeremiah Still presented the monthly Streets & Transportation Report. He stated they are continuing to maintain the right-of-ways and get things cleaned up with the new side-boom mower. The crews have been doing some deep patching of potholes and utility cuts. They will begin the patching on Alcovy Street on Monday, which is part of the 2019 LMIG. He explained there could be some traffic delays in that area throughout the week.

7. Monthly Electric & Telecom Report

Mr. Brian Thompson presented the monthly Electric & Telecom Report. He discussed his yearly meeting with MEAG, resources available to the City, market power sales, and future resource projections. He explained the direction of a power line had to be changed on the Mill Project, due to unknown underground infrastructure. The Electric crews went to Mansfield twice and Elberton once to help restore power, due to damage from a tornado. He stated there have been over five hundred locates done per month for the past six months, which shows growth in the City. Mr. Thompson stated staff has space to move forward with the IPv6, which are the addresses used when accessing the internet. He explained Universal Service Fund is a tax that gets placed on a phone call when calling from one State to another State. He discussed the increase in interstate traffic, the structure of the phone system, and allocating the costs to the customers that actually use the service.

8. Monthly Water, Sewer, Gas, & Stormwater Report

Mr. Rodney Middlebrooks presented the monthly Water, Sewer, Gas, & Stormwater Report. He stated the pressure downgrade on Highway 11 South has been completed, and they will re-evaluate the leak to determine the best replacement options. The Alcovy Street Sewer Rehab is complete, with only one section having to be replaced. He explained the rehab of the curbing and ditch on Blaine Street will be done next week, and they will get started on McDaniel Street.

9. Monthly Fire Report

Fire Chief Bill Owens presented the monthly Fire Report. He stated the fire hydrant testing throughout the City is done, and they are flushing and doing maintenance on the remainder. The new engine has been delivered. Deployment of the engine is expected within the next couple of months. He explained Mr. Brian Oberschlake donated seven yards of concrete for the training center, which is greatly appreciated.

10. Monthly Police Report

Police Chief R.V. Watts presented the monthly Police Report. He explained the Part 1 Crimes are down 47% from this time last year; they are the more serious and violent crimes. The department participated in eleven community events. He thanked Liberty First Bank and Piedmont Walton Hospital for sponsoring First Responder appreciation lunches for the Police and Fire Departments. Active Shooter Training will be held at Georgia Walton Academy the last two Thursdays in July. Chief Watts discussed the unfortunate event that happened on June 15 at Monroe Estates. He explained they are doing an internal investigation within the department, and the GBI is conducting a criminal investigation. He stated both of the officers resigned, while under investigation. This information has been submitted to the Police Officers Training Council. The officers must go before them to see if they are able to keep their Law Enforcement Certifications in Georgia.

11. Monthly Code Report

Mr. Darrell Stone presented the monthly Code Report. He stated there were no major projects permitted this month. Silver Queen will tentatively be completed in October. The Main Street Apartment Complex on Broad Street had some bad dirt issues with one of the retention basins. Murphy USA opened for business this past weekend.

12. Monthly Economic Development Report

Ms. Sadie Krawczyk presented the monthly Economic Development Report. The July 4 Fireworks will be at the Athens Tech Field. The 3rd Annual Housing Expo will be held at the Community Center Building on Saturday, July 6. She stated the expo is a joint effort between the City of Monroe, Walton Barrow Board of Realtors, Hope Monroe, and a number of other vendors. The event helps to educate community members on how to become homeowners and the resources available to them. The DDA Annual Planning Retreat is scheduled for July 11.

13. Monthly Parks Report

City Administrator Logan Propes stated the Downtown Green update has already been discussed. He explained Mr. Darrell Stone has been putting the finishing touches on the overall Master Plan for each of the parks and getting cost estimates. They have also been meeting with various officials about Grant Programs to get things moving forward.

IV. NEW BUSINESS**1. Application – Beer & Wine On-Premise Consumption – Pizza Hut**

To approve the application.

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

**2. Application – Spirituous Liquors and Beer & Wine On-Premise Consumption – LR
Burger**

To approve the application.

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

**3. Resolution – Early Sunday Sales of Alcoholic Beverages for On-Premises Consumption
Question for Election**

City Administrator Logan Propes discussed the call for a referendum for early Sunday alcohol sales, which basically changes the time from 12:30 pm to 11:00 am on Sundays. He explained approval of the resolution will allow the question to be added to the election ballot in November.

To approve the resolution as presented.

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

4. FY2018 PAFR

Ms. Beth Thompson presented highlights from the Popular Annual Financial Report for the year ending December 31, 2018. She explained the PAFR is a condensed summarized version of the Comprehensive Annual Financial Report on the audited financials of 2018. It contains easy to read up-to-date highlights of what happened in the City the last year.

No Action.

5. Verizon Pole Attachment Agreement

Mr. Brian Thompson discussed the pole attachment agreement for future fiber construction that was requested by Verizon Wireless. He explained Electric Cities of Georgia helped to create the master pole attachment agreement, which can be passed with carriers throughout the State of Georgia.

To approve the Verizon Wireless Pole Attachment Agreement for future fiber construction, subject to review by the City Attorney.

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

6. Variance – 1415 East Church Street – WITHDRAWN 6/13/19

Mr. Darrell Stone stated the applicant requested his variance application to be withdrawn on June 13, 2019. The applicant is planning to go with the straight R1 Zoning, which will allow approximately 95 homes instead of 80 homes.

Withdrawn.

7. Variance – 350 Davis Street

Mr. Darrell Stone stated the applicant is requesting a variance of the stream buffer. The requested variance is to reduce the setback from 75-feet to 50-feet. He stated this is a long-standing approved PRD, which has been reconfigured in conformance of the approved zoning requirements. The buffer variance is a small intrusion in the minimum that would allow for the development as it is currently configured. Additional impacts have already been accounted for concerning water management plans. He explained it is impervious and does not touch the 25-foot buffer that is required by the State. The Code Office recommends the request be approved.

To approve the variance.

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

8. Rezone – 0 Charlotte Rowell Boulevard

Mr. Darrell Stone presented the application of MAB American Management for rezone of this property from B3 to PCD. The Planning Commission recommended approval with some

modifications. Mr. Stone discussed the negotiations between the Planning & Zoning Commission and MAB American Management. He discussed the site plan, edits, and recommended amendments. He explained the Planning & Zoning Commission wanted a roundabout, but the ultimate recommendation would not allow it. The applicant decided to put in raised intersections, which will be concrete with brick inlays instead. Mr. Stone explained they recommend the rezone be approved with the recommended amendments, which have been determined by the Planning & Zoning Commission, staff, and City Council. The recommended edits are as follows: require completed sidewalk network; apply ornamentation and fenestration standards for all street facing facades including those facing Highway 78; require alternatives to internally illuminated signs on building faces, but potentially allow on monument and directional signs; show cause for the necessity of internally illuminated signage or eliminate internally illuminated signs for anchors; require north south 70-foot right-of-way connecting the east west boulevard to the remainder of the Rowell tract to ensure remnant parcels have street frontage and interconnectivity; reduce out-lot impervious coverage, augment greenspace within the parking lots to sufficiently breakup the asphalt areas; reduce stucco façade coverage to a maximum range of 10 to 12%; include berming and screening along the Boulevard to mitigate the visual impact of the large parking areas; and make the south storm water management pond a water feature with aeration fountain and landscape and appoint this area as an amenity park.

Mr. John Argo, with MAB American Management, discussed the halo and indirectly lit signs. He identified what type of sign each of the tenants would use for their business. He reviewed the various proposed shops and their sizes. He also discussed the tentative timeline for the project.

Mr. Rick Maxian, with Max Design Group, discussed the national chain stores, their branding, and character. He stated the shops use internally lit signs. He has worked with the tenants and their prototype to introduce more brick and stone into their signage, but they use their own branding and character.

Ms. Jennifer Losurdo, with Columbia Engineering, discussed changing the 70-foot right-of-way to a 55-foot right-of-way. The change will encourage the parkway to be along the front. She stated a 70-foot right-of-way would take away from the square footage of the building in Phase I. It would take away from the parking and the building in Phase II. Ms. Losurdo discussed the parking, connected sidewalks, planters, benches, and trash receptacles. She explained the internal landscaping requirement is 12%, and the landscaped area is 13% as shown currently.

Mr. Argo stated the overall project complies, with 40% of greenspace.

Mr. Stone, Mr. Argo, Ms. Losurdo, and Mr. Maxian further discussed the greenspace area, sidewalks, and the master detention pond. They discussed in detail the areas of brick, fiber cement, stucco façade, efface, and design elements.

Mr. Stone explained the south storm water management pond would be made into a water feature, with aeration fountain and landscape. The area will be appointed as an amenity park, with a walking trail and benches. He stated all of these items need to be finalized in the Pattern Book. There is an item that is not on the list and is paramount; the location of the traffic signals on the site plan must have a DOT letter of approval. The proposed road cut locations also need a letter of approval from the State.

Mr. Argo discussed the traffic signal locations, their coordination, responsibility, and moving forward with DOT. He explained they had Wilburn Engineering do a traffic analysis.

Council Member Ross Bradley questioned how many of the parcels will have internally lit signs. He questioned how vacant parcels and out-lots will be maintained.

Mr. Maxian answered 12 of the businesses will have internally lit signs.

Mr. Royce Bradley, the construction manager, explained they will comply with erosion control measures, which requires them to have grass on the out-lots. The management company will be responsible for keeping it mowed and cut as necessary. He stated the lots will be kept presentable, because their ultimate goal is for the out-parcels to be sold.

Council Member Lee Malcom questioned the reasoning behind the minimum use of efface.

Mr. Stone stated the efface mimics the look of the stucco. The intent of the CDO to have stucco is based on what is in town historically, but efface has not been approved.

City Administrator Logan Propes explained the CDO requirements are what the architectural standards of the town are based upon. He stated there have been some efface products around town that have not been well maintained.

Mr. Maxian explained the efface product itself has a rain barrier. The product was not installed correctly, if there is a moisture problem it would be with the application process. He stated they will put stucco everywhere else and only put efface where the signage is located.

City Attorney Paul Rosenthal stated the issue is found in the Corridor Design Overlay Standards, and it goes towards the historic character and style of the town. He read the Zoning Ordinance Corridor Design Overlay Standards Section 643A.2(1)(c)(vii) – Materials. Brick and wood siding are the most common traditional building materials in the City. Brick is the preferred exterior material. Materials having a wood siding appearance, such as hardiboard and hardiplank, are compatible substitutions provided that the proposed reveal is similar to that of existing historic examples. Aluminum and vinyl siding are not permitted. This prohibition includes metal building types commonly known as “Butler Buildings”. Stucco, not including E.I.F.S., is acceptable in limited areas (e.g. parapets) or as full exterior surface for architectural styles and forms reflecting City’s historic architecture that traditionally utilized stucco (e.g. religious architecture, Art Modern, and Art Deco buildings). Mr. Rosenthal stated when the Code was passed the decision was made to move away from predominately stucco retail fronts.

Council Member Larry Bradley questioned that staff recommended approval of the rezone with the adoption of the recommendations. He questioned what the recommendations for adoption are, because some of the specifics of the list vary. All of the recommendations are not possible according to the developer. He stated he is unsure what staff is actually recommending.

Mr. Stone stated approval would include recommending the amendments as listed, plus DOT approval of the light applications and curb cuts going into the roads.

Mayor, Council, Mr. Stone, Mr. Propes, Mr. Argo, and Mr. Rosenthal discussed the list of staff recommendations, which items vary, and how much they vary from the recommendation. They also discussed the negotiation process, the analysis from the perspective of staff, and the recommendations that were made by staff.

Mr. Propes explained there will be a Certificate of Appropriateness on the project, which will go back to Planning and Zoning for approval, as well as Council. He stated the details of the project must be looked at again, otherwise the project will not move forward.

Mr. Rosenthal reviewed the steps prior to the project getting started. The rezone could be approved subject to certain conditions that could be listed. The rezone would be subject to the Pattern Book that they submitted, which is their guideline for the project. The project would be subject to a Development Agreement, which is required by the Planned Commercial District Zoning Ordinance. The Development Agreement would be subject to approval by the Code office for a specific Landscape Plan, which is required by the CDO. The plan would then go back to the Planning and Zoning Commission for approval of a COA, in their function as the Corridor Design Overlay Commission. The plan would not come back to Council unless they did not approve it for some reason. The project would come back to Council for approval of the Final Plat of the Subdivision. Mr. Rosenthal stated the legal recommendation is if a rezone is approved that it be subject to Phase II and any out-lots should be required to come back before Council, because there are not any specific plans for the out-lots. He explained the concept and purpose of the Planned Development District is a rezone should have a full plan, so that you know what is being approved. The current plan has Phase II and the out-lots as white boxes, which could not be appropriately approved. The entire project can be Rezone to PCD, but the out-lots would have to come back before Council for final approval of a single plan. He recommends if a motion for approval of the rezone is made that it be subject to a Development Agreement and subject to their Plan Pattern Book.

Council Member Lee Malcom questioned the lighting recommendation to require alternatives to the internally illuminated signs on building faces, and show cause for the necessity of internally illuminated signage, or eliminate the internally illuminated signs.

Mr. Stone answered the cause they presented is the fact that the big-box vendors are not willing to bend on the issue.

2030

MAYOR AND COUNCIL MEETING

JULY 2, 2019

6:00 P.M.

Mayor, Council, Mr. Stone, Mr. Propes, Mr. Argo, and Ms. Losurdo further discussed the signage, detention pond area, benches, sidewalks, and walking trails.

To approve the rezone from B-3 to Planned Commercial District (PCD) with the previously recommended amendments from the Planning & Zoning Commission and current staff edits to include the following:

1. Require completed sidewalk network on both sides of the parkway to consist of 6' sidewalks with the North side being constructed and completed first with the south side to be completed later but to be bonded. Sidewalk network to include trees and plantings on each side and installed simultaneously during phase 1 construction.
2. Apply ornamentation and fenestration standards for all street-facing facades including those facing Hwy 78.
3. Internally illuminated signs will only be allowed on anchor tenant buildings in excess of 5,000 square feet and monuments signs as presented in pattern book. All other signage shall comply to CDO and other ordinance signage standards.
4. Require a north-south 55' right-of-way connecting to the east-west boulevard to the remainder of the Rowell Tracts to ensure the remnant parcels have street frontage and interconnectivity. The north-south right of way should leave room for a one-sided sidewalk to be constructed during phase 1.
5. Augment green space within the parking lots to sufficiently break-up the asphalt plantings by adding additional landscape islands to the plan that will be included in the subsequent Certificate of Appropriateness.
6. Include berming and landscaped screening along the boulevard to mitigate the visual impact of large parking areas.
7. Make the South storm water management pond a water feature with aeration fountain and landscape and appoint this area as an amenity/park space to potentially include a paved walking trail in a format agreed upon between staff and the applicant.
8. Require and submit approval from the Georgia Department of Transportation for the Hwy 11 intersections access points and traffic signal.

Also,

1. approving the pattern book dated May 6, 2019 as reference to the rezone and,
2. conditioned to approval of the subsequent development agreement to be approved by city staff and legal counsel, and the applicant/owner and,
3. subsequent submission of properly recorded plat and,
4. subsequent approval of the Certificate of Appropriateness from the Corridor Design Overlay Commission.

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

V. ADJOURN

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



MAYOR



CITY CLERK