

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Lee Malcom	Vice-Mayor
	Charles Boyce	Council Member
	Julie Sams	Council Member
	Adriane Brown	Council Member
	Tyler Gregory	Council Member
	Greg Thompson	Council Member
	David Dickinson	Council Member
	Myoshia Crawford	Council Member
	Logan Propes	City Administrator
	Beverly Harrison	Interim City Clerk
	Paul Rosenthal	City Attorney
	Russell Preston	City Attorney

Absent: None

Staff Present: Danny Smith, Jeremiah Still, R.V. Watts, Andrew Dykes, Chris Croy, Mike McGuire, Rodney Middlebrooks, Brad Callender, Chris Bailey, Les Russell, Brian Wilson, Amylee Hammond, Kaitlin Stubbs, Sandra Daniels, Laura Wilson

Visitors: Andrea Gray, Tara Polson, Kim Jolly, Douglas Segars, Amber Segars, Nancy Nelson, Lee Rowell, Joe Dixon, Erica Guertin

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Nick Chambers from 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

Switch Rezone 1125 N. Broad St. from Public Hearing to Old Business; Removal of New Business item 2a—1125 N. Broad St.

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

4. Approval of Consent Agenda

- a. August 6, 2024 11:00am Council Minutes
- b. August 6, 2024 6:00pm Council Minutes
- c. September 10, 2024 Council Minutes
- d. September 10, 2024 Executive Session Minutes
- e. September 14, 2024 Council Minutes
- f. August 20, 2024 Planning Commission Minutes
- g. August 27, 2024 Historic Preservation Commission Minutes
- h. July 11, 2024 Downtown Development Authority Minutes
- i. August 12, 2024 Downtown Development Authority Minutes
- j. July 11, 2024 Conventions & Visitors Bureau Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM

1. Public Presentations—No Action

- a. National Walk to a Park Proclamation presented by Mayor John Howard
- b. Pearce Giles Proclamation presented by Mayor John Howard

2. Public Comments—None**III. BUSINESS ITEMS****1. City Administrator Update**

City Administrator Logan Propes announced the City was awarded Plan First designation by the Department of Community Affairs.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated approximately 15,000 people attend the summer concert series at the Town Green. In the upcoming holiday season On Stage will produce a play on the Town Green, musical programs, and Fall Fest. Keep up with the holiday schedule on social medial. Thank you to all the departments for helping with Hurricane Helene.

3. Department Reports—general discussion only; no action taken

- a. Monthly Central Services Report
- b. Monthly Code Report
- c. Monthly Economic Development Report
- d. Monthly Finance Report
- e. Monthly Fire Report
- f. Monthly Police Report
- g. Monthly Solid Waste Report
- h. Monthly Streets & Transportation Report
- i. Monthly Telecom Report
- j. Monthly Water, Sewer, Gas & Electric Report

4. Department Requests**a. Utilities: Bid Award for High Pressure Gas Main Extension**

Mr. Rodney Middlebrooks recommended approval to award the 4-inch high-pressure gas mainline extension to Southern Pipeline for \$1,118,016.

To approve the bid for Southern Pipeline

*Motion by Thompson, seconded by Sams.
Passed Unanimously.*

b. Utilities: Bid Award for Water Transmission Main

Mr. Rodney Middlebrooks recommended approval to award the 16-inch water transmission main extension to UWS for \$2,278,434.

To approve the bid for UWS

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

IV. OLD BUSINESS**1. Rezone – 1125 North Broad Street—applicant is Rowell Family Partnership**

Mr. Brad Callender presented the rezone request from B-3 (Highway Commercial District) to PRD (Planned Residential District) and PCD (Planned Commercial District) in order to develop a mixed-use development with a variety of housing, commercial, and natural and civic areas. The item was tabled at the September Council Meeting. Since then minor changes have been made to the pattern book related to Large-Scale Multifamily buildings as referenced on pages 66, 100, 101, 151, and 152 of the pattern book. Staff recommendation is approval with the conditions recommended by the Planning Commission:

- a. Prior to Preliminary Plat submittal, the developer shall perform a traffic study for the development. Any and all necessary improvements identified in the traffic study shall be represented on the Preliminary Plat and all subsequent plans and plats.
- b. Prior to Preliminary Plat submittal, the developer shall enter into a fully executed development agreement with the City of Monroe.
- c. Existing trees shall be retained and preserved throughout the areas in the development designated as Character Area-1 Natural Area or Open Space. Existing trees shall be retained and preserved in areas designated as Character Area-CV or Civic Area wherever practical retention of the trees are possible.

To approve with conditions

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

V. NEW BUSINESS

1. Final Plat—Bookland Commons 961 Good Hope Rd

Mr. Brad Callender presented the request for final plat approval for Brookland Commons ±43.420 acres encompassing 142 residential units (98 SF detached houses and 44 townhomes); most of the lots are rear loaded access with two main entrances off of Good Hope Rd. The streets will be dedicated to the city with the alleys remaining private to be maintained by the homeowner's association.

To approve

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

2. Library board appointment—Ms. Andrea Dowdy for a 6yr term to expire on June 30, 2026

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

3. Appointments (2) – Housing Authority

To reappoint Mary Watson for a five (5) year term to expire October 6, 2029.

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

To reappoint Meketa Swords for a five (5) year term to expire October 6re, 2029.

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

4. Renewal of Health and Ancillary Insurance

Mr. Les Russell presented the health insurance renewal that will take effect January 1, 2025. The city again partnered with MSI Benefits Group. Mr. John Leggett with MSI Benefits Group gave an overview of the benefits renewal and reviewed the employee bi-weekly contributions schedule. Medical will stay with Meritain, vision will stay with Metlife, switch to VeracityRx for pharmacy, switch to Delta Dental for dental insurance, add a copay for urgent care and ER visits, and increase OPP to \$3,500/\$7,000. A FSA (flexible spending account) will be put into place for next year as well.

To approve

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

5. Resolution—Georgia Outdoor Stewardship Program Grant

Mr. Chris Bailey recommended acceptance of the Resolution as required for the reapplication documentation for the Georgia Stewardship Program grant process through the Georgia Department of Natural Resources; 3 million dollar grant for the start of the river park with a 1.1 million dollar match; resolution read by Mr. Paul Rosenthal

To approve

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

6. 1st Reading—GMEBS Restated Defined Benefit Retirement Plan Ordinance Amendment

Mr. Logan Propes explained the City is required to adopt amendments to the restated Georgina Municipal Employees Benefit System (GMEBS) Defined Benefit Plan. The amendment is to comply with the PATH Act and other applicable federal laws and guidance under the IRS Notice. The new language must be adopted for all pension plans.

No action taken

7. 1st Reading – Temporary Moratorium on All Rezones, Annexation, Conditional Use, Variance, and Certificate of Appropriateness applications in the City Limits.

Mr. Logan Propes explained the temporary moratorium on all Rezone Applications, Annexation Applications, Conditional Use Applications, Variance Applications, and Certificate of Appropriateness Applications for all properties located in the City Limits of Monroe. The moratorium will last until January 31, 2025.

To waive the second reading, per Section 2-96 of the City of Monroe Code of Ordinances.

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

To adopt the Temporary Moratorium Ordinance as presented.

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

8. 1st Reading—Special Events Ordinance

Mr. Paul Rosenthal explained the amendment to the City Ordinances to add Chapter 84—Special Events; the new ordinance covers private events on private spaces as well as public spaces and the role of city services in those events; Rosenthal read the ordinance

To waive the second reading, per Section 2-96 of the City of Monroe Code of Ordinances.

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

To approve

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

9. 1st Reading—Alcoholic Beverage Ordinance Amendment

Mr. Paul Rosenthal explained the amendment to Alcoholic Beverage Ordinance; the ordinance was first passed at the July 9, 2024 meeting with a waiving of the second reading; due to a legal matter, the ordinance will be passed again; Rosenthal read the ordinance

No action taken

VI. DISTRICT ITEMS

1. District Items

Council Member Adrian Brown stated there is a quarterly clean up at Monroe Estates and the neighborhood would like to form an HOA to deal with their street issues. The Pine Valley community on Baker St is having a Halloween Event on 10/31.

Council Member Tyler Gregory thanked city staff again for all their hard work during the storm.

Council Member David Dickinson promoted the SWAT Trot.

2. Mayoral Update

Mayor John Howard stated the city did an excellent job with storm prep.

VII. ADJOURN TO EXECUTIVE SESSION

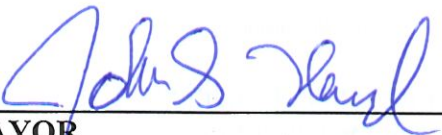
1. Legal Issue (s)

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

RETURN TO REGULAR SESSION

VIII. ADJOURN

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



MAYOR



CITY CLERK

The Mayor and Council met for an Executive Session

Those Present:

John Howard
 Lee Malcom
 Charles Boyce
 Julie Sams
 Adriane Brown
 Tyler Gregory
 Greg Thompson
 David Dickinson
 Myoshia Crawford
 Logan Propes
 Paul Rosenthal

Mayor
 Vice-Mayor
 Council Member
 Council Member
 Council Member
 Council Member
 Council Member
 Council Member
 Council Member
 Council Member
 City Administrator
 City Attorney

Staff Present

Brad Callender
 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. Real Estate Issue (s)


Real Estate matters were discussed, including attorney-client discussions.

III. Personnel Issue (s)

Personnel matters were discussed.

IV. Adjourn to Regular Session

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



 MAYOR



 CITY CLERK