

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	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
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney

Absent: Lee Malcom Council Member

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

Visitors: Denise Etheridge, Julie Sams, Aidan Rainey, Meridyth Dopp, Bob Begle, Linda Huhn, Lawrence Parker, Lisa Parker, Hunter Blair, Rick Huszagh, Huck Holder, Michelle Mirolli, Mike Mirolli, Elizabeth Jones, Robert Kelly, Neil Howard, Jason Sams, Shauna Mathias, John Purrington

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Pastor John Purrington with Monroe First United Methodist Church gave the invocation.

2. Roll Call

Mayor Howard noted that all Council Members were present, except Council Member Lee Malcom. There was a quorum.

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. October 5, 2021 Council Minutes
- b. October 12, 2021 Council Minutes
- c. October 21, 2021 Council Minutes
- d. October 5, 2021 Executive Session Minutes
- e. October 19, 2021 Planning Commission Minutes
- f. October 26, 2021 Historic Preservation Commission Minutes
- g. September 9, 2021 Downtown Development Authority Minutes
- h. September 9, 2021 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

II. PUBLIC PRESENTATION

1. Walton Teen Advocacy Board Presentation

Ms. Tishia Fenn, with the Teen Advocacy Board, discussed their current and future projects. They were awarded a grant for some production equipment during COVID, which they are using

to live stream events. She explained they would like to spotlight the businesses by interviewing local business owners. The Board seeks grant funds and community partnerships because they are nonprofit. The Board consists of 20 teenagers and five college students. Their information can be found on their website: admin@waltonadvocates.org.

No Action.

III. PUBLIC FORUM

1. Public Comments

No one signed up for public comments.

2. Public Hearing

a. Rezone – 140 Blaine Street

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from B3 (High Commercial District) to PCD (Planned Commercial District). This is a redevelopment project by the City of Monroe for the old shopping plaza, which will be implemented per the Blaine Street Master Plan.

Mr. Bob Degle stated he is an architect with Lord Aeck Sargent, the consulting firm hired by the City to do a Master Plan for the Blaine Street property. They started in June by talking with the neighbors and held some broad base visioning sessions. He presented an overview of the plan, the development concept, the development controls, the streetscape standards, and the design features.

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

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

No Action.

b. Approving the Valdosta Housing Authority to Issue Revenue Bonds for Local Apartment Rehabilitation Project

City Administrator Logan Propes explained the Valdosta Housing Authority (VHA) is requesting authorization from the City to operate within the City of Monroe. The resolution will allow the VHA to exercise its powers within the City for the purpose of financing a proposed multifamily housing project. The Monroe Housing Authority has also approved a resolution of support. VHA is basically a conduit financing authority for some private renovations. He stated the County Grove apartment complex located off of Plaza Trace will be renovated as part of this overall Bond for the Valdosta Housing Authority.

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

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

No Action.

c. Zoning Ordinance Code Text Amendment #12

Code Enforcement Officer Patrick Kelley explained the text amendment adds the conditional use of Private Sewage Treatment Facilities to Section 630.3, Table 6 and also modifies Section 650.4 Special Site Requirements by removing the minimum area required for Planned Development Districts and reducing street footage requirements in the LCI District.

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

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

No Action.

d. COA Demolition Appeal – 1238 South Madison Avenue

Code Enforcement Officer Patrick Kelley stated this is an appeal of a decision made by the Historic Preservation Commission, which denied the demolition of a structure. The applicants will present their appeal.

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

Mr. Neil Howard stated he owns property to the north and is in favor of what Mr. Parker is proposing. Some of the houses on South Madison are not being maintained; this will be a benefit to the neighborhood.

Mr. Lawrence Parker stated he and his wife Lisa own the property. He is the owner of Regen Properties, which is a local redevelopment focused real estate company, and his wife is a licensed real estate agent. They have lived in Monroe for six or seven years and want to participate in the redevelopment of the Monroe area. The demolition permit was requested after an extensive inspection of the property, which was found to be in a state of disrepair. The foundation and floor structure have deteriorated, and there are mold issues. They submitted a cost analysis to rehabilitate the property, compared to the cost for new construction. Mr. Parker presented a letter from his contractor stating the property condition, which is due to poor repairs and lack of maintenance. The house would require a new foundation. They have looked into moving the house, but the structure would not support the relocation.

Mrs. Lisa Parker stated the house would be compromised, because there is not enough of the foundation left to support the building.

Council Member David Dickinson stated this is not a rehearing of what the Historic Board has done. The statute states it must be shown that the Historic Preservation Commission abused its discretion while reaching their decision. He questioned how the HPC abused its discretion.

Mr. Parker answered the abuse was in the consideration of the cost to repair the structure; they did not take the cost into consideration or compare the safety elements of new construction. He discussed someone on the Board stating that they love the house, which does not relate to the condition of the house or the feasibility of trying to rebuild it.

Mr. Dickinson clarified that the standard is not whether or not something else could be built for less than the cost to restore the historic house. He has restored 19 historic houses, and they are all built the same way. He discussed restoring historic homes, the collapsed brick columns being able to be rebuilt, and the exterior perimeter not supporting the building.

Council Member Norman Garrett questioned how long the appeal can go on and whether it has to be settled tonight. He would like to see the house and talk to the Historic Preservation Commission. He would like to make a motion to table.

Mr. Parker stated it does not have to be settled tonight and encouraged Mr. Garrett to take a look at it.

Mr. Dickinson questioned whether filing for the appeal is the only time frame imposed.

City Attorney Paul Rosenthal stated that to be correct. The applicant filed a timely appeal, per the Code of Ordinances. It would be appropriate for Council to table the item for consideration at a later date. Chapter 54 in the Code of Ordinance addresses how appeals are done in the Historic Preservation Commission and the standards to be considered when approving or denying requests for demolition. It includes a specific list of seven criteria that the Historic Preservation Commission is obligated to consider. He stated Council is the Appeal Board to see whether or not the HPC abused their discretion in their decision. It would be appropriate for the item to be tabled, but he suggested that the Public Hearing should be finished first.

Ms. Elizabeth Jones spoke in favor of upholding the decision made by the Historic Preservation Commission. She is a Board Member, but was not present at that Board Meeting. She discussed her research and referenced Deed Book 110, Page 101 that references the R.F. Kelly homeplace. She gave a family history of the home.

Mr. Robert Kelly stated he is the great grandson of Richard Frederick Kelly. He discussed the history of the home. His family moved to Walton County in the 1840's and to South Madison

between 1900 and 1910. There have been six generations of Kelly's that have a love of Walton County, and they love the old home place.

No Action.

IV. NEW BUSINESS

1. Rezone – 140 Blaine Street

To approve the rezone.

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

2. COA Demolition Appeal – 1238 South Madison Avenue

Vice-Mayor Larry Bradley questioned the specific criteria for the Historic Preservation Commission's ruling and whether the HPC reviewed the criteria before making their decision.

City Attorney Paul Rosenthal answered there is specific criteria that the Historic Preservation Commission is to consider when deciding whether or not to approve or deny a Certificate of Appropriateness for the demolition of a building.

Mr. Patrick Kelley stated the seven criteria were not mentioned specifically during the meeting. He does not know what they did in their personal deliberations while considering the matter.

Council Member David Dickinson stated cosmetic issues do not enter into this; the structural status of the house is not affected by the outside features. He agrees with Mr. Garrett that the structure needs to be examined to see if it is a situation where it simply cannot be saved, which is the criteria that really must be considered. It needs to be looked at further to decide whether the HPC violated the standard or abused their discretion as a deliberative body.

Mr. Larry Bradley stated that he cannot tell what criteria the HPC used for the denial, because there is not anything in the minutes that states what they did. He feels that information is needed before a ruling can be made.

Council Member Tyler Gregory questioned whether it is possible to request that the HPC send their information to Council for review, whether Council could send the item back to HPC, or whether there is another option.

City Attorney Paul Rosenthal stated if there is a desire to preserve the record, the obligation falls upon the person appealing the decision of the HPC, as they are the appellant. There may be a video recording or an audio recording of the meeting, and Council could review it if it is available. The decision of Council is to whether or not the Board abused their discretion. He stated in the range of review standards this is on the higher end of deferent standards, which means Council lends deference to the decision they made, unless there is a clear abuse to that discretion. It would be the Parkers' obligation to create a recordation of the meeting, other than the meeting minutes.

To table until the December Council Meeting and see what exactly happened in the Historic Preservation Commission Meeting.

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

3. 2nd Reading – GMEBS Amended and Restated Defined Benefit Retirement Plan Ordinance

City Attorney Paul Rosenthal gave the second reading of the ordinance to amend and restate the Retirement Plan.

To adopt the Ordinance.

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

4. 1st Reading – Zoning Ordinance Code Text Amendment #12

City Attorney Paul Rosenthal presented the first reading of the ordinance.

5. Resolution – Authorizing the Valdosta Housing Authority to Exercise its Powers for the Purpose of Financing a Proposed Multifamily Housing Project

To approve the resolution.

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

6. Service Delivery Strategy Update – Resolution & Sewer Map

City Administrator Logan Propes stated the original 2019 Service Delivery Strategy had a minor update in 2020 for a couple of issues. This update is primarily relating to the Joint Development Authority of Walton, Morgan, Jasper, and Newton Counties regarding Stanton Springs and Stanton Springs North. The Service Delivery areas must be amended for a host of issues that include economic development services, building inspections, utility services, and fire services. The Sewer Service Map will also be updated to conform with a Resolution passed by Council earlier this year and for the simplicity of understanding where the sewer service boundaries are located.

To approve the resolution and the subsequent SDS Forms 1-4 with map exhibits as presented.

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

V. MAYOR'S UPDATE

Mayor John Howard stated the Purple Hurricanes were Regent Champs. There will be a MEAG Meeting on Friday. The third phase of Plant Vogle will be opening the first quarter of 2022 and the fourth phase will be opening the second quarter of 2023. The City closed on a deal with Davis Water Supply for emergency water needs at the Piedmont Industrial Park; they will be relocating to Monroe. There is a large economic development deal being considered for Stanton Springs. The Industrial Building Authority for Walton County passed the Validation of Bonds for the new jail.

VI. ADJOURN

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


MAYOR


CITY CLERK