

The Mayor and Council met for their regular meeting.

- Those Present:

John Howard  
Lee Malcom  
Charles Boyce  
Julie Sams  
Adriane Brown  
Tyler Gregory  
Greg Thompson  
David Dickinson  
Myoshia Crawford  
Logan Propes  
Chris Bailey  
Laura Powell  
Paul Rosenthal  
Russell Preston

Mayor  
Vice-Mayor  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member  
City Administrator  
Assistant City Administrator  
City Clerk  
City Attorney  
City Attorney
- Absent:

None
- Staff Present:

RV Watts, Andrew Dykes, Danny Smith, Jeremiah Still, Brad Callender, Beth Thompson, Rodney Middlebrooks, Chris Croy, Mike McGuire, Les Russell, Kaitlyn Stubbs
- Visitors:

Jean Gendall, Keith Gendall, Kim Jolly, Tara Polson, Bill Scott, Ann Hollis, Ashley Miley, Tyler Gaines, Richard Miley, Tara Tomlinson, Jadyn Tomlinson, Sarah Glick, Coleman Malcom, Kim Greenlee, Nancy Lord, Samantha Tomlinson, Horice Willis, Clayton Mathias, Shauna Mathias, Clairissa Pequignot, Joy Pequignot, Michelle Mirolli, Kelli Herrington, Joe Grizzle, David Gund, Melissa Clemons, William McDaniel, Wes Peters, Johnny Brint

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Horice Willis, from Tabernacle 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

Amend the Agenda to remove Departmental Reports and remove, under New Business – Section E, Ordinance and Release Agreement concerning K9 Ciro .

Motion by Malcom, seconded by Crawford.  
Passed Unanimously
4. Approval of Consent Agenda

a. May 20, 2025 Planning Commission Minutes

b. May 27, 2025 Historic Preservation Commission Minutes

c. June 12, 2025 Downtown Development Authority Minutes

d. June 12, 2025 Conventions & Visitors Bureau Minutes

e. July 8, 2025 Council Minutes

To approve the consent agenda as presented.

Motion by Thompson, seconded by Malcom.  
Passed Unanimously

II. PUBLIC FORUM

1. Public Presentations—No Action

a. Proclamation – Dorothy Peterson turns 100

Mayor Howard read the Proclamation declaring August 29, 2025 Dorothy Peterson 100<sup>th</sup> Celebration Day. Proclamation will be delivered to Ms. Peterson at Great Oaks.

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

City Administrator, Logan Propes, spoke about the survey they embarked on regarding tax inequities because they noticed, after receiving the tax digest and the lack of movement, that there may be discrepancies. The commercial/industrial and multi-family properties had really not been touched, in terms of value, for many years. Further, if they had been touched, they are not moving at the same trajectory as the single-family properties. He wants to be fair to all citizens, so that the City can continue to provide the services that they demand and deserve. The City is not trying to be political or say that something nefarious is going on, but simply want to make sure that the process is proper.

**2. Assistant City Administrator Update**

Assistant City Administrator Chris Bailey stated that the new Fixed Base Operator (FBO), Fellow Ship Aviation, is in place at the airport and is currently moving in operations. The Extra Special People (ESP) Fall Festival sky diving event will be held September 21, 2025. The Town Green Splash Pad, since it opened Memorial Day weekend, has seen approximately 30,200 people (with concert numbers removed). It is open daily from 10 am to 6 pm and will close Labor Day. Construction has begun on the N. Lumpkin Street alley way project. Electric is working on moving things, telecom will be next, with the rest of the utilities following. The pre-construction meeting for the TAP Grant project should happen in early September. The Farmer's Market is currently in its short off season, but we have had great attendance this year. The Farm to Table event will be October 26, 2025, so be on the lookout for ticket sales. Lastly, on July 29, 2025, the Museum opened its eighth exhibit, The Agricultural and Industrial exhibit.

Mr. Thompson asked for a quick update on the Marable Street project. Mr. Middlebrooks stated that the cap on the trench is at Sorrells Street, but unfortunately they caught them pouring concrete without the test results. So, they are having to make some cores, to see if they will pass, and that is a seven to ten-day process. Paving will most likely happen the week of August 25<sup>th</sup>.

**3. Department Reports—no discussion; 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. A request to purchase four (4) solid tires**

Mr. Danny Smith recommended the purchase of four solid tires for a John Deere tractor, at the Transfer Station, in the amount of \$29,039.79. The amount includes service fees, pressing on the tires, and freight.

To approve the purchase of four solid tires

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

**b. REBC Grant Award Approval Request**

Mr. Bailey stated that the Grant, for \$50,000, was brought to Council last year for a roadside enhancement beautification project. The area is the off ramp on Hwy 78 East and Hwy 11. The lowest bid came in from Great Estates at \$58,737.67, of which the City will owe the difference of the \$50,000 Grant, so a total of \$8,737.67.

To approve the request for difference in Grant money

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

IV. OLD BUSINESS

V. NEW BUSINESS

1. Public Hearing(s)

a. Ordinance to add Chapter 56 – Impact Fees – Public Hearing

Mr. Brad Callender presented Chapter 56 to add to the code of ordinances for the adoption of impact fees. In summary, the Ordinance contains eighteen sections. Mr. Callender covered a few of the highlights that pertain to the implementation of the Ordinance, such as, Sec. 56-6 – Imposition of Development Impact Fees; Sec. 56-7 – Fee assessment and payment; Sec. 56-8 – Exemptions; Sec. 56-10 – Credits; Sec. 56-11 – Refunds; Sec. 56-14 – Appeals; Sec. 56-18 – Fee Schedule. The presentation is in the agenda packet. Mr. Callender stated he would answer any questions.

Mr. Rosenthal clarified that there is a Public Hearing on the ordinance, tonight, and there technically is not a first reading. This is an ordinance that requires two public hearings at back-to-back meetings, so one this month and one next month, and then Council will consider the adoption of the ordinance.

Mayor Howard declared this portion of the meeting open for public comment.

No public comments. Mayor Howard declared this portion of the meeting closed.

2. New Business

a. Ordinance to add Chapter 56 – Impact Fees

Second hearing will be at the September 9, 2025 Council Meeting.

No action taken.

b. Application – Micro-Distilleries – Grizzle Beer

Mr. Rosenthal stated that the application is in order. Mayor Howard asked if there was any discussion. There was none.

To approve

Motion by Dickinson, seconded by Gregory.  
Passed Unanimously.

c. Application – Restaurant Beer & Wine on Premise Consumption and Restaurant Distilled Spirits - Profirios

Mr. Rosenthal stated that the application is in order. Mayor Howard asked if there was any discussion. There was none.

To approve

Motion by Sams, seconded by Brown.  
Passed Unanimously.

d. Withdrawal of Electric MCT Funds

Mrs. Thompson spoke about the Municipal Competitive Trust (MCT) Fund that the City has set aside as an investment through MEAG. We currently have \$23,945,403.00 in that investment fund as of the end of June, and this is a request that we draw down \$907,000.00. This would be to cover some project costs associated with electric infrastructure and assets up through June of this year. The City of Monroe does invest \$100,000.00 of our CIP Funds into that each month, so we anticipate the interest will take care of this draw down and then we will re-evaluate the electric projects from July to the end of the year.

Mr. Dickinson commented that over \$700,000.00 will be used to replace poles that are sorely needing replacing.

Mrs. Thompson read the list of projects that included the electric relocation for the Highway 11 TAP project, pole replacements, running electric to the new jail infrastructure, the electric system automation and the AMI interactive meter reading, where we can read meters remotely.

Mr. Propes commented that this is the first time the City has ever drawn down the MCT Funds.

Mr. Thompson added that MCT was created when the State of Georgia was thinking about deregulating the electric going on the market, so prices could have gone crazy. MEAG began setting aside money for each individual city, and we have not used ours but it is there to be used for electrical projects. At some point in time, when the debt service rolls off paying for Plant Vogtle 3 and 4, we may have to dip into the funds to help subsidize the electric rates for the citizens of Monroe. I think we have been very good stewards as some cities have dipped in and spent all their money on the general fund. It will be used down the road, in twenty years, to help off-set some higher utility rates when the City of Monroe takes on the full load of their part in Vogtle 3 & 4.

To approve

Motion by Thompson, seconded by Dickinson.  
Passed Unanimously.

**e. Renaming portion of Green Street to AJ White Street**

Mr. Logan Propes explained that the City received a petition from the family of AJ White to rename a portion of Green Street. There are six parcels that are on this section of Green Street between Mayfield Drive and GW Carver Drive.

Mr. Johnny Brint spoke regarding the desire for the rename.

To approve

Motion by Dickinson, seconded by Crawford.  
Passed Unanimously.

**f. Appointments (2) – Historic Preservation Commission**

To reappoint Jane Camp for a three-year term, to expire September 1, 2028.

To appoint Joy Pequignot for a three-year term, to expire September 1, 2028.

To approve

Motion by Gregory, seconded by Sams.  
Passed Unanimously.

**g. Appointment – Planning Commission**

To reappoint Shauna Mathias for a three-year term, to expire September 1, 2030.

To approve

Motion by Gregory, seconded by Sams.  
Passed Unanimously.

**VI. DISTRICT ITEMS**

**1. District Items**

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

**2. Mayoral Update**

Mayor John Howard stated that when we had the outage a couple of weeks ago, the staff worked very hard to get everything up and running and he wanted to thank the staff for all of their work. The Freedom Bowl is Friday night where Monroe takes on Loganville. Lastly, Jeremiah Still coaches the Purple Hurricanes and wishes his team luck.

**VII. ADJOURN TO EXECUTIVE SESSION**

- 1. Personnel Issue (s)
- 2. Real Estate Issue (s)
- 3. Legal Issue (s)

Motion by Malcom, seconded by Crawford.  
Passed Unanimously.

**RETURN TO REGULAR SESSION**

- 1. Personnel Issue (s)

No action.

- 2. Real Estate Issue (s)

No action.

- 3. Real Estate Issue (s)

Mr. Dickinson made a motion to amend the Council’s decision regarding denial of On Premise Consumption of Beer, Wine, and Spirituous Liquors submitted to the City on June 5, 2025 by

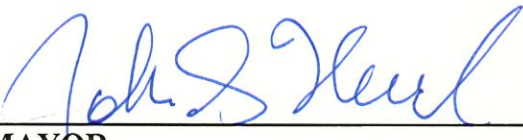
stating: Mr. Mayor, in regards to the Application of 136 Broad, LLC for On Premise Consumption of Beer, Wine and Spiritous Liquors submitted to the City on June 5, 2025 and first considered by this Council at our July 8, 2025 council meeting, I make the following motion: Because you as Mayor timely vetoed this council's July 8 decision to deny the alcohol license application pursuant to our Charter section 2.06 and because based on the City Attorney's proffer that the application is in order and complies with the terms of our Alcohol Ordinance and given some of the issues raised as potential litigation issues concerning the same in a letter dated July 16, 2025 from legal counsel for 136 Broad, LLC, I move that we approve the On-Premise Consumption Alcohol Pour License for Beer, Wine and Spiritous Liquors for 136 Broad, LLC in accordance with their application and Chapter 6 of our Code of Ordinances.

To approve

Motion by Dickinson, seconded by Crawford.  
Passed Unanimously.

VIII. ADJOURN

Motion by Crawford, seconded by Brown.  
Passed Unanimously.

  
MAYOR

  
CITY CLERK

