

The Mayor and Council met for a called meeting.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Norman Garrett	Council Member
	Tyler Gregory	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney

Absent:	Nathan Little	Council Member
---------	---------------	----------------

Staff Present:	Jeremiah Still, R.V. Watts, Andrew Dykes, Beth Thompson, Brian Thompson, Rodney Middlebrooks, Patrick Kelley, Chris Bailey, Sadie Krawczyk, Beverly Harrison, Les Russell
----------------	---

Visitors:	Ned Butler, Brad Callender, George Baker III, Susan Enfinger
-----------	--

### **I. CALL TO ORDER – JOHN HOWARD**

#### **1. Invocation**

Mayor Howard gave the invocation.

#### **2. Roll Call**

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

#### **3. Approval of Agenda**

To approve the agenda as presented.

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

#### **4. Approval of Consent Agenda**

- a. October 13, 2020 Council Minutes
- b. November 3, 2020 Council Minutes
- c. November 10, 2020 Council Minutes at 4:00 PM
- d. November 10, 2020 Council Minutes
- e. November 18, 2020 Council Minutes
- f. November 3, 2020 Executive Session Minutes
- g. November 17, 2020 Planning Commission Minutes
- h. November 24, 2020 Historic Preservation Commission Minutes
- i. October 8, 2020 Downtown Development Authority Minutes
- j. October 14, 2020 Downtown Development Authority Minutes
- k. October 8, 2020 Conventions and Visitors Bureau Minutes
- l. Inter-Participant Transaction (IPT) Reserve Sale – Approval of sale to four MEAG cities as presented. (Recommended for Council approval by Utilities Committee December 1, 2020)

- m. Purchase – Modules and Removal Tool – To purchase from Dupont for \$142,750.00. (Recommended for Council approval by Utilities Committee December 1, 2020)
- n. Approval of Addendum for Diesel Generator – Installation by Allsouth Constructors for \$114,511.00. (Recommended for Council approval by Utilities Committee December 1, 2020)

To approve the consent agenda as presented.

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

## II. PUBLIC PRESENTATION

### 1. United Way

Ms. Susan Enfinger is the Principal at Youth Elementary School and the Walton County United Way Chairman. She presented a short video of michaeljrcomedy on YouTube, which she feels represents their campaign this year. If someone knows why they are doing something, then what they are doing has more of an impact. She stated that she works with the Walton County School District because she wants to improve the lives of children and families. She discussed making Walton County better, making a difference, and leaving a legacy behind. Leaders create opportunities by connecting people to organizations supported by the United Way. The Walton County United Way raises approximately \$250,000 each year, which goes to local families. She discussed stories of people hurting and the organizations giving them help. She requested for everyone to join the United Way and support the For Walton Campaign this year.

*No Action.*

## III. PUBLIC FORUM

### 1. Public Comments

No one signed up for public comments.

### 2. Public Hearing

#### a. Rezone – 1000 Highway 138

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from PRD/PCD to PCD/PRD to change the Master Plan to a new configuration, but remain a mixed planned development of PRD/PCD. The applicant is attempting to realign their project with the current economic model that is available and make some changes. The parcel has been dormant in the current zoning classification for 14 years. He stated the applicant will go over the changes and potential options. The Code Office and Planning Commission recommend the request be approved.

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

Mr. Ned Butler, with Reliant Homes, requested the rezone of 123 acres that is currently Zoned PCD/PRD. They would like to change the layout, not the zoning. There will be two commercial out-parcels fronting Highway 138 and one on the parkway. The three out-parcels will be used for a tunnel car wash, retail, and office space, which would all be allowed under the C2 Zoning classification. There will be an assisted living facility, consisting of 96 units, 34 villas, a recreation area, a pool, walking trails, and a garden behind the out-parcels. They are looking at putting a single-family residential subdivision that has been redesigned with rear alleyways in the back. Mr. Butler discussed and listed the following 17 proposed conditions: (1) minimum square footage 1,600; (2) all buildings to be built with brick, stone, or other masonry type product; vinyl or aluminum may be utilized only for soffit and eave trim areas; (3) primary roofs will have a minimum pitch of 6/12, dormer and porch roofs may have lower slopes; (4) roof overhangs shall be no less than 16 inches for brick sided designs and no less than 12 inches for all other designs; this applies to gable ends and exterior walls supporting rafters; (5) all primary front and rear entrances shall be scaled to the relative proportions of the building design, adjoining street scape, and maintain overall architectural style of the residence; (6) all exterior wall sections wider than 25 feet shall include an interruption in the plane of the façade by recess, protrusion, or fenestration; (7) no exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards; (8) 55% or greater of the lots will have side/rear facing garage doors; (9) each home will have a no less than one tree per 50 feet of road frontage at least



## MAYOR AND COUNCIL MEETING      DECEMBER 8, 2020      6:00 P.M.

two inches in diameter and shall situate the tree(s) on the front half of the property and within the boundaries of the subject lot; these trees shall be in addition to any specimen trees located on the lot; (10) all disturbed areas on each residential lot will have sod installed for ground cover; (11) all retention pond areas will be screened by either opaque fence or evergreen plantings; (12) a 6-foot-tall black chain link or opaque wood fence to be installed along the 25' buffer backing up to lots on the southerly portion of the property; this is to be installed behind all lots that back lot to lots located on Rao Drive; (13) a 50 foot non disturbed buffer to remain along the back of residential lots on the easterly side of the property that adjoin the residences on Woodchase Drive; (14) a 6-foot-tall opaque fence to be installed along the southerly property line between Commercial Outparcel III and the residential residences located on Woodchase Drive; (15) require a rec area to include pool, walking paths, and cabana; (16) commercial and other areas visible to Hwy 138 shall conform to all CDO requirements; and (17) minimum 5' wide sidewalks.

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

*No Action.*

### **b. Rezone – 302 Michael Etchison Road**

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from PRD to PRD with changes, to remove the age restriction of 55+ that was originally indicated for the PRD Zoning. The property has been zoned PRD for approximately 4 years. He explained removal of the age restriction is the only zoning request for the property.

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. Variance – 249 Boulevard**

City Administrator Logan Propes stated the applicant withdrew his request this morning.

*Withdrawn.*

### **d. 2021 Budget All Funds**

Finance Director Beth Thompson presented the summaries of the Operating and Capital Improvement Budget for the 2021 fiscal year beginning January 1, 2021 and ending December 31, 2021. She stated the total budget City-wide is \$65,269,595, which represents a 4.6 percent increase over 2020. The 2021 General Fund Budget amount is \$13.7 million, the Combined Utilities Budget is \$43.3 million, and the Solid Waste Fund is \$5.5 million. She stated the budget includes SPLOST as well as other funds. The CIP Budget is \$16.8 million, which includes the Utility Revenue Bond.

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.*

## **IV. NEW BUSINESS**

### **1. Rezone – 1000 Highway 138**

Council Member Lee Malcom questioned the timeline for beginning the project and the entrance going into the development.

Mr. Ned Butler answered it will be a longer time frame, because a whole new set of house plans must be developed for the modern farm house with rear entries. It will be at least a couple of years before the project gets started. He stated the turning lanes will be negotiated with DOT.

To approve the rezone.

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

**2. Rezone – 302 Michael Etchison Road**

To approve the rezone.

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

**3. Variance – 249 Boulevard**

Withdrawn for a future date.

*Withdrawn.*

**4. Appointments – (2) – Downtown Development Authority & Convention & Visitors Bureau Authority & Urban Redevelopment Agency**

To reappoint Wesley Sisk to a three (3) year term to expire December 31, 2023.

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

To reappoint Andrea Gray to a three (3) year term to expire December 31, 2023.

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

**5. Resolution – 2020 Budget Amendment**

To adopt the resolution as presented.

*Motion by Dickinson, seconded by Gregory.  
Abstaining: Garrett.  
Passed.*

**6. Approval – 2021 Budget Resolution**

To adopt the resolution as presented.

*Motion by Dickinson, seconded by R. Bradley.  
Abstaining: Garrett.  
Passed.*

**7. 1<sup>st</sup> Reading – Personnel Policy Ordinance Amendment Regarding Appeal and Grievance Procedures**

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

**8. Adopt – 2021 Council Meeting Schedule**

To adopt the calendar as presented.

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



**9. Solar – Power Purchase Contract**

Mr. Brian Thompson explained the City of Monroe is projected to save \$1.3 million over the 20-year life span of the project, and the City will get a renewable energy source onto the portfolio.

To approve the Purchase Power Contract to purchase three megawatts of solar energy through MEAG as presented.

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

**10. Garbage Truck Purchase**

Mr. Chris Bailey explained there was an accident at about 12:30 this afternoon with one of the frontload garbage trucks, which was used as a backup. He stated the truck was totaled; it ran off the road and hit a soft spot that took it into the woods. Fortunately, the driver only had minor injuries. He requested to make the emergency purchase of a Heil Half Pack 40 Cubic Yard Front Load Garbage Truck from Carolina Environment Systems (CES), for the amount of \$269,793.00. The truck was scheduled for replacement in the 2021 CIP.

To approve the emergency purchase of the garbage truck from Carolina Environment Systems for \$269,793.00.

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

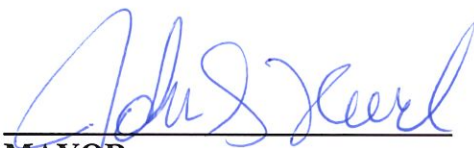
**V. MAYOR’S UPDATE**

Mayor John Howard wished everyone a Merry Christmas. There has been a lot accomplished this year. He introduced Brad Callender as the new City Planner.

Mr. Brad Callender stated he looks forward to serving the Mayor and the Council.

**VI. ADJOURN**

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

  
\_\_\_\_\_  
MAYOR

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