

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	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
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

Absent:	Myoshia Crawford	Council Member
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Staff Present:	Danny Smith, Jeremiah Still, R.V. Watts, Bill Owens, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Darrell Stone, Patrick Kelley, Chris Bailey, Beverly Harrison, Sadie Krawczyk
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Visitors:	Andrew Kenneson, Sharon Swanepoel, Les Russell, Brianna Connelly, Navroz Somani, Noorali Somani, Stephanie Connelly, Rod Smith, Samuel Adams, Kim Wages, Lee Rowell, Lawrence Quammen, Eli Connell, Erica Johnson, Rick Huszagh, Nathan Durham, Mona Stephens, Daniel Schussler, Shannon Schussler, Sally Mansour, Shaun Berube, Roger Rowell
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I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Pastor Nathan Durham with New Beginnings Baptist Church gave the invocation.

2. Roll Call

Mayor Howard noted that Council Member Myoshia Crawford was absent. There was a quorum.

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. February 5, 2019 Council Minutes for Industrial Development Session
- b. February 5, 2019 Council Minutes
- c. February 12, 2019 Council Minutes
- d. February 12, 2019 Executive Session Minutes
- e. February 20, 2019 Planning & Code Committee Minutes
- f. February 19, 2019 Planning Commission Minutes
- g. February 26, 2019 Historic Preservation Commission Minutes
- h. January 10, 2019 Downtown Development Authority Minutes
- i. January 10, 2019 Conventions and Visitors Bureau Minutes
- j. Customer Service / Drive-Thru Renovation – Approval to proceed for the amount of \$41,352.84. (Recommended for Council approval by Finance Committee March 5, 2019)
- k. Roof Repair & Gutter Replacement – Flight Train Monroe Hangar – To contract with Garland / DBS for the amount of \$16,920.00. (Recommended for Council approval by Airport Committee March 5, 2019)

MAYOR AND COUNCIL MEETING MARCH 12, 2019 6:00 P.M.

- l.** Approval – Tires for John Deere Loader – To purchase from Setco for \$30,317.00. (Recommended for Council approval by Public Works Committee March 5, 2019)
- m.** Great American Cleanup Week, April 22 - 27, 2019 – Approval to participate. (Recommended for Council approval by Public Works Committee March 5, 2019)
- n.** Purchase – Microduct – To purchase from Walker & Associates for \$38,250.00. (Recommended for Council approval by Utilities Committee March 5, 2019)
- o.** Approval – Additional Fiber Packages – To approve the prices for the fiber packages as presented. (Recommended for Council approval by Utilities Committee March 5, 2019)
- p.** Emergency Pump Purchase – To approve the emergency purchase of the pumps. (Recommended for Council approval by Utilities Committee March 5, 2019)
- q.** Approval – Bankers Grove Regulator Station Removal – To contract with Harrison & Harrison for \$22,320.00. (Recommended for Council approval by Utilities Committee March 5, 2019)
- r.** Approval – Out of State Travel for Fire – To send Captain Mike Towe to the Fire Department Instructors Conference in Indianapolis, Indiana, April 11-14, 2019. (Recommended for Council approval by Public Safety Committee March 5, 2019)
- s.** Architectural & Engineering Services – Police Station / Municipal Court – To contract with Sizemore Group for \$122,100.00. (Recommended for Council approval by Public Safety Committee March 5, 2019)
- t.** Roof & Exterior Wall Restoration – Police Station / Municipal Court – To contract with Garland / DBS for \$727,172.00. (Recommended for Council approval by Public Safety Committee March 5, 2019)

To approve the consent agenda as presented.

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

II. PUBLIC PRESENTATION

1. Special Olympics

Ms. Kim Wages discussed the Special Olympics; the Spring Local Games Event will be on April 12 at Monroe Area High School. She stated they desperately need volunteers. She explained they have three big events each year: bowling, basketball, and the spring games. They also compete in four State Events. There are approximately 275 registered athletes, which range in age from five years old to unlimited. She explained the program operates on about a \$30,000.00 yearly budget. Ms. Wages requested each of the Athletes in attendance to introduce themselves.

No Action.

III. PUBLIC FORUM

1. Public Comments

No one signed up for public comments.

2. Public Hearing

a. Variance – Double Springs Church Road

Mr. Darrell Stone presented the request for a zoning variance. He stated the applicant already has the Certificate of Appropriateness for the building structure, which will be a 42-unit Assisted Living Facility. He explained the applicant is requesting a variance for the building height. The maximum allowable height per zoning code is 35 feet, and the proposed height is 40 feet. He stated the property consists of 3.5 acres, and has approximately 344.94 feet of road frontage on Double Springs Church Road. The Code Office recommends the request be approved.

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

Mr. Robert Massey, owner and developer, spoke in favor of the variance. He stated they are building the same facility in Oconee County and Barrow County. They have lowered the height request from 48 feet to 40 feet for that building, and would like to build the same in Monroe.

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

No Action.

b. Rezone – 941 Monroe Jersey Road

Mr. Darrell Stone presented the application of Mountain Creek Enterprises for rezone of this property from the split zoning M1-C / PCD to overall M1. The property consists of 7.54 acres, and has approximately 304.64 feet of road frontage on Monroe Jersey Road. The Code Office recommends the request be approved.

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

Mr. Rick Huszagh, the property owner, spoke in favor of the rezone. He explained the property was annexed into the City in 2006. The middle of the property where the biodiesel plant is operational is zoned M1. They would like to have a truck shop next to the plant. The requested variance is for a setback of 25 feet instead of 50 feet. Mr. Huszagh stated Baccus Pest Control to be the adjacent neighbors. They are zoned Industrial and did not have any problems concerning the setback when he talked with them.

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

No Action.

c. Variance – 941 Monroe Jersey Road

Mr. Darrell Stone stated the applicant Mountain Creek Enterprises is requesting a variance in conjunction with the rezone. The requested variance is to reduce the side setback from 50 feet to 25 feet. Mr. Stone explained the applicant is looking at planting cedars to screen the setback portion. The property consists of 7.54 acres, and has approximately 304.64 feet of road frontage on Monroe Jersey Road. The Code Office recommends the request be approved.

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.

d. Ordinance to Amend Official Zoning Map

Mr. Darrell Stone presented the proposed zoning map, which has been updated to reflect all of the current zoning and does not contradict the Land Use Map.

City Attorney Paul Rosenthal stated the proposed zoning map is on display and currently available for view here in this meeting where this public hearing is occurring.

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.

e. Zoning Ordinance Text Amendment – Incorporation of the Zoning Map

Mr. Darrell Stone explained the text amendment has been reflected in the Zoning Ordinance.

City Attorney Paul Rosenthal stated the ordinance is to cleanup in conjunction with the new Zoning Map.

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.

IV. NEW BUSINESS

1. Variance – Double Springs Church Road

To approve the variance for a height of 40 feet.

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

2. Rezone – 941 Monroe Jersey Road

To approve the rezone.

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

3. Variance – 941 Monroe Jersey Road

To approve the variance.

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

4. Application – Micro-Brewery – Major Humphrey’s Brewing Company

To approve the application.

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

5. Application – Beer & Wine Package Sales – Marathon Food Mart

To approve the application.

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

6. 2nd Reading – Performance and Maintenance Bonds Ordinance Amendment

City Attorney Paul Rosenthal gave the second reading of the ordinance to amend Article 11 – Performance and Maintenance Bonds of the Development Regulations.

To approve the ordinance.

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

7. 1st Reading – Speed Zone Ordinance Amendment

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

8. Resolution – Georgia Cities Week, April 21 - 27, 2019

To adopt the resolution proclaiming the week of April 21st Georgia Cities Week.

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

9. Resolution – 2018 Budget Amendment

Finance Director Beth Thompson reviewed the FY2018 end-of-year budget amendments. She explained the amendments are needed to ensure compliance with City Financial Policies and also satisfy the State of Georgia criteria. Amendments are required to balance any line items that cause overages at the department level. She stated that adopting the amendments allows staff to finalize the FY2018 Financial Statements and the Comprehensive Annual Financial Statements.

Council Member Larry Bradley stated Council and staff spend a significant amount of time going over the various line items and amounts during the budget process. Some of the line items came out significantly different than originally budgeted, and some came out heavily over the budgeted amount. Thankfully, there were shortages in others that were able to offset to meet a balanced budget. He recommends items be brought to Council's attention as differences are seen throughout the year. Even if the differences are justified they should not wait until the year is over to be brought to Council; it could at least be brought to Council on a quarterly basis. He stated it is incumbent upon Council Members to spend more time discussing significant variances that may occur.

Council Member Norman Garrett stated staff seems to always make adjustments during the budget, so it doesn't seem like it really matters.

Council Member Larry Bradley stated there will always be budget amendments, because the budget is a planning document with educated guesses. It is often an estimate, but if something comes up that is unexpected other adjustments might need to be made.

Ms. Thompson stated she plans on meeting with each Department Head on a quarterly basis to go over their budgets to make sure they know where they stand. She explained the new software will also be a better tool to help keep track of expenditures. Inter-departmental budget amendments are done during the year, but cross-over budget amendments are not done until the end of the year. She stated sometimes revenues don't come in as planned. For example, Municipal Court came in way under budget, because Court was cancelled for the month of December. It could not be planned for because it happened unexpectedly.

To approve the resolution to amend the budget as presented.

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

10. 2nd Reading – Ordinance to Amend Official Zoning Map

City Attorney Paul Rosenthal gave the second reading of the ordinance to adopt the "Official Zoning Map, City of Monroe, GA".

To adopt the Ordinance to amend the Official Zoning Map of the City of Monroe.

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

11. 2nd Reading – Zoning Ordinance Text Amendment – Incorporation of the Zoning Map

City Attorney Paul Rosenthal gave the second reading of the ordinance to amend Article III – Establishment of Districts, Section 310 – District Boundaries of the Zoning Ordinances, Subsection 310.1 – Incorporation of the Zoning Map.

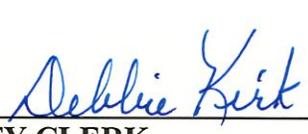
To adopt the Zoning Ordinance Text Amendment – Incorporation of the Zoning Map as presented.

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

V. ADJOURN

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


MAYOR


CITY CLERK