

The Mayor and Council met for their regular meeting.

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

Absent:	David Dickinson	Council Member
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Staff Present:	Jeremiah Still, Danny Smith, R.V. Watts, Andrew Dykes, Rodney Middlebrooks, Chris Bailey, Brad Callender, Les Russell
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Visitors:	Julie Sams, Shauna Mathias, Kathy Chancey, Robert Chancey, Jamie Jenkins, Roger Grant, Patrick Stewart, Jordan Stewart, Nicole Hurley, Brian Hurley, Jennifer Mata, Sureeta Raheem El, Ben Doster Jr, Fay Brassie, Mark Willett, Joey Witcher, Kent Platt, Steve Ervin, Chad Clark, Brian Hurley
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I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Reverend Dr. Richard Bardusch of St. Alban's Episcopal Church gave the invocation.

2. Roll Call

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

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. August 9, 2022 Council Minutes
- b. August 9, 2022 Executive Session Minutes
- c. August 2, 2022 Public Safety Committee Minutes
- d. July 19, 2022 Planning Commission Minutes
- e. July 26, 2022 Historic Preservation Commission Minutes
- f. July 14, 2022 Downtown Development Authority Minutes
- g. August 11, 2022 Downtown Development Authority Minutes
- h. July 14, 2022 Conventions and Visitors Bureau Minutes
- i. August 11, 2022 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM

1. Public Comments

Ms. Jordan Stewart and Mr. Patrick Stewart, of 506 East Church Street, discussed the Short-Term Rental Ordinance. She explained that they have a short-term rental home in downtown, which they keep well maintained. It is within walking distance to the restaurants, shops, and wedding venues in downtown. They host local businesses and out of town guests; they have also hosted the family of the man that built their home in 1887. She does not believe there have been any issues with the five or six short-term rental homes within the City so far. They are in support of regulating these homes by limiting the number of people, cars, and quiet hours; they

MAYOR AND COUNCIL MEETING SEPTEMBER 13, 2022 6:00 P.M.

already make their guests abide by these things. She stated the gravel parking area behind their home is one of the few things that stands out to them. Mr. Stewart wanted clarity on Section 22-838(e) concerning paved driveways, because they currently have a well-maintained gravel driveway. The beginning of their driveway is paved, but the rest of it is gravel. They understand not having parking on the road or in the front yard. He wanted to be sure their gravel driveway would be okay. Ms. Stewart read Section 22-384(9) of the Ordinance which states that the owner shall provide sufficient parking for guests such that all parking is accomplished by paved parking spaces. They are requesting to have an area that is a designated parking area that is clean and looks nice but is gravel. She questioned how gravel parking is less safe than paved parking. Ms. Stewart requested clarity on the video surveillance cameras. They are in favor of having cameras over the parking area and driveway but not in the backyard. They do not want people feeling violated in anyway. She discussed replacing windows by the timeline of January 1, which could be a problem, due to things being on backorder. She also discussed reviews received from their guests.

Ms. Fay Brassie spoke as a member of the Historic Preservation Commission. She pleaded for Council to remember that a lot of these homes are in the historical area, and they do not want to compromise their look. Every change that is made is a change against history. The City chose to have a Historic Preservation Commission that respects and takes care of the integrity of these houses and grounds. The old windows may not all be able to meet the standards with an egress; she suggested extra fire extinguishers as a possibility. She stated that older homes have issues with the windows being raised, but new windows would ruin the integrity of the houses. Paved driveways would also ruin the integrity. She requested leniency. They could possibly come before the HPC, who could work with Council on these things. Ms. Brassie stated that her family stayed at the Stewart's house, and they were very pleased.

Ms. Jennifer Mata, of 702 Alcovy Street, discussed the Short-Term Rental Ordinance. They opened their Airbnb on Edwards Street in March of this year and have had 34 reservations since then. Their guests have predominately been older couples or families with children, who have all been enchanted by our small town. Since March, their Airbnb has collected \$2,613 in taxes for the City of Monroe, which far exceeds the property taxes they pay to the City. Their guests eat downtown and shop in the boutiques, which is good for downtown. She stated they appreciate the efforts by the City to foster safety and security in the short-term rental market and agree with most of the items in the ordinance. They already limit their guests, ask for their cooperation in keeping the noise to a minimum, and prohibit large parties. She questioned the paved parking spaces in the ordinance. They have a paved driveway, but there is a gravel parking pad. She works for Reliant Homes; they have built several communities in Athens where non-porous surfaces are limited. She explained that Clark County charges the property owners for the amount of non-porous areas, via a stormwater bill each year. They are curious why the City of Monroe would ask a property owner to pave an existing gravel parking area if it is fine. The ordinance also states that short-term rentals must consist of a minimum of 500 square feet; it must contain at least one bedroom, one bathroom, and a kitchen facility. Ms. Mata requested clarification of kitchen facilities. She questioned how this effects short-term rentals already in existence that have a bedroom and bath only, which requires the guests to eat out in town rather than cooking. She has stayed in several Airbnbs that only offer a room and a bath in someone's private home. Ms. Mata questioned how this is any different than a hotel, and whether other short-term rental facilities that are not rented through an Airbnb platform will be held to the same standards. The Sparrow Hill Inn has a pea gravel driveway, and the rooms in the Wayfarer do not have kitchen facilities. She questioned why these requirements are being placed upon property owners who rent through Airbnb.

Ms. Sureeta Raheem El, of 332 Turner Street, stated she moved to Monroe from Athens about ten years ago. They love the downtown area, parks, and decorations at Christmas. They bought an older home on Turner Street, which had been vacant for a while. They completely renovated it inside and out bringing it up to Code. They have not had their first Airbnb guest yet but plan on having their first guest this month. She stated they are completely fine with the safety ordinances from the City; most people have cameras anyway. They are concerned about the driveway, because their driveway is gravel. The quote for paving their driveway was \$12,000, and they have already put so much money into renovating the home. She requested for the City to consider not implementing the paved driveway requirement.

Ms. Jamie Jenkins, of 2366 Hillside Trace, discussed her support for Airbnbs. Her house is outside of the City Limits, and most of her guests are medical professionals. She is concerned about the stipulations for the number of people and cars. She takes really good care of her properties to make it appealing, even more so than her neighbors. She rents to a lot of travel

nurses, giving them a nice place to stay, and they bring money into the downtown area. The home health nurses stay two to three months. She does provide a kitchen but may have a basement space with only a kitchenette in the future. Sometimes a kitchen helps to bring people in, because they are not forced to go out all of the time. She has a Georgia student staying for his last three months of school, and he will probably go out to eat a lot.

Mr. Mark Willett, of 506 Church Street, explained that he is an investor that has both short-term and long-term rentals, which are two totally different businesses. Short-term rental is new, and he is in favor of an ordinance. They worked with Green County and Putnam County on their short-term policies. The Airbnb people keep up their properties, because they will not survive having bad reviews. He discussed adding fire extinguishers to the ordinance. He questioned the gravel driveways, which is common on the historical houses. Gravel does better for water penetration to avoid runoff. He stated that his guests would be offended with video cameras placed on the outside of the property. Mr. Willett discussed the difference between complaints from property neighbors and complaints from the police. He stated the State of Georgia requires them to collect City taxes; someone should be in place at the City to regulate and identify new businesses.

III. BUSINESS ITEMS

1. City Administrator Update

City Administrator Logan Propes recognized Joey Witcher and Steve Ervin from the Water Treatment Facility. He discussed the Water Treatment Plant failed in Jackson, Mississippi a few weeks ago. Mr. Witcher and Mr. Ervin helped to put the plant back together; they were instrumental in getting the water pumping again. They lived in a FEMA trailer and worked at the plant for a week, pulling a lot of extra duties there. He explained they were asked to help, because their plant is very much like the plant in Monroe. Mr. Propes stated they are continuing negotiations with Walton County on the Local Option Sales Tax (LOST). There will be a series of meetings; it is technically in mediation mode right now. The Traffic Calming has officially started, but there is not a schedule yet.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated the 2020 CDBG Project was completed on Thursday and has been closed with DCA. Zero responses were received on the Development RFQ for Phase II of Blaine Station that was due on August 26. There has been interest from three companies wanting to view the site. There will be a meeting in Savannah in October on the Airport Capital Improvement Plan for the next five years. They are working on the new parking lot at Mathews Park, and the pavilion will arrive any day. The Parks logo design is complete; they will get some shirts made to handout to the kids. The Municipal Court lot will be finished next week and will add parking spaces for downtown. He stated the rescheduled downtown concert will be held on September 30, Fall Fest will be on October 8, and Dinosaur Day will be on September 17.

3. Department Requests

a. Finance: Approval – Keck & Wood Additional Services for TAP Grant

City Administrator Logan Propes requested approval for Keck & Wood to perform additional engineering services relating to the right-of-way acquisition services for the Transportation Alternative Program (TAP) Grant. The streetscape project will finish the portion of North Broad, East Highland, and North Lumpkin. He explained it is a multi-phased grant; the engineering has already been done, and this is the right-of-way acquisition portion. The agreement with Keck & Wood is for the amount of \$285,000.00. The project will be 80% federally funded with a 20% local match. The Georgia Department of Transportation will reimburse the City \$688,000.00. There are 23 parcels, and acquisitions will start immediately.

City Attorney Paul Rosenthal stated the City already has the title on all of the properties.

Mr. Propes explained there will be a property owner meeting next Monday evening.

To approve the agreement with Keck & Wood for the amount of \$285,000.00.

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

MAYOR AND COUNCIL MEETING SEPTEMBER 13, 2022 6:00 P.M.

b. Public Safety: Replacement of Laptops and Docking Stations

Police Chief R.V. Watts requested approval to purchase 15 Panasonic Toughbooks with Docking Stations from Law and Order Technology, LLC for a total cost of \$47,752.30. They will replace the computers inside the patrol vehicles, which are between six and ten years old.

Vice-Mayor Larry Bradley questioned whether the computers should be considered capital items.

City Administrator Logan Propes explained that the auditors say they should be in the maintenance budget.

To purchase from Law and Order Technologies, LLC for \$47,752.30.

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

a. Public Safety: Approval – Walton County School SRO Program Agreement

Police Chief R.V. Watts explained these are the annual contracts for the City to provide the School Resource Officer Program services for Monroe Area High School, Foothills Charter, and George Walton Academy.

Approval of the SRO Program Agreement with the Walton County Board of Education to provide school resource officers at Monroe Area High School and Foothills Charter, and with George Walton Academy for the 2022 – 2023 school term.

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

b. Public Safety: Approval – Walton County School SRO Program Agreement for Foothills Charter

Approved above.

c. Public Safety: Approval – George Walton Academy SRO Program Agreement

Approved above.

d. Public Works: Purchase of Solid Tires

Mr. Danny Smith requested approval to replace the solid tires on the John Deere loader at the Transfer Station, which is a budgeted item. He explained SETCO is a sole source provider and the cost is \$30,840.85. The tires have between 18 and 24 months life span, but the increase in volume has caused them to wear down quicker.

Approval to purchase the solid tires from SETCO for \$30,840.85.

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

e. Public Works: Rest Haven Cemetery – Paving Rehabilitation

Mr. Chris Bailey requested to increase the 2022 Capital Improvement Plan to \$65,000.00 to repave Rest Haven Cemetery. He explained they were trying to budget \$50,000 per year for 2022, 2023, and 2024 to pave Rest Haven, the back portion of East View, and patches at West Marable. They have had a hard time finding a company to do the entire job within a decent budget, due to the tight corners and curves. The entirety of Rest Haven can be paved this year with the budget increase, and he believes all three can be done for \$90,000 or less.

Approval to increase the 2022 Capital Improvement Plan to \$65,000.00 to repave Rest Haven Cemetery.

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

f. Public Works: Library Parking Lot – Front and Back Rehabilitation

Mr. Chris Bailey requested approval to rehabilitate the front and rear parking lots at the Monroe-Walton Library. He explained the front parking lot has a lot of deterioration. Three bids were received for the front portion, and the back section will be done as well. Reworking the back section will provide from 30 to 35 additional parking spaces that can be utilized by the surrounding area and downtown. The front parking lot will be done first and then the back

parking lot. The lowest bid for both parking lots came from J & R Consolidated Holdings, Inc. for the amount of \$91,920.00.

Vice-Mayor Larry Bradley questioned whether the City is responsible for the full upkeep and maintenance of the building and parking lot at the Library.

Mr. Bailey answered the City is responsible for the upkeep.

Mr. Bradley questioned where the extra \$35,000.00 that is not included in the current budget will come from. He also questioned the need for the additional parking.

Mr. Bailey answered the funding will come from the 2019 SPLOST. He explained that the Library is currently working on a grant through the State of Georgia for partial funding to reimburse the City for the paving cost. The additional parking will be used for downtown and for Childers Park; it will also be accessible off of Wayne Street.

Mayor, Council, City Administrator Logan Propes, and Mr. Bailey further discussed the additional parking.

To approve J & R Consolidated Holdings, Inc., for \$91,920.00.

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

g. Utilities: Georgia Public Web Consent to Assignment

City Administrator Logan Propes explained Georgia Public Web is the telecommunications provider for the City. Georgia Public Web has sold its assets to Acelecom GA, LLC, and they have requested for the City to sign a routine Contract Assumption Agreement. The Customer Agreements with GPW run through 2026. He requested approval of the Assignment of the Contract and the Contract Assumption Agreement as presented.

Approval of the Assignment of the Contract and the Contract Assumption Agreement as presented.

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

IV. OLD BUSINESS

1. Preliminary Plat Review – River Pointe

City Administrator Logan Propes explained they had a productive meeting last week; they made a lot of technical changes with water and traffic calming. He stated they are moving in the right direction.

To table until next month.

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

V. NEW BUSINESS

1. Public Hearings

a. Rezone – Southwest Corner of US Highway 78 & Aycock Avenue

Mr. Brad Callender stated he would present the rezone and the variance together, since they are part of the same project. The application for rezone of this property is from PCD (Planned Commercial District) to PCD with Modifications. The acreage is 26.644 acres. The applicant, Jacks Creek Landing, LLC, is requesting approval of modifications to the pattern book. The rezone previously approved by Council on August 10, 2021 was from M-1 Zoning to PCD Zoning. The request at that time was for a four-lot mixed commercial / light industrial site. The applicant is now requesting a rezone keeping the same PCD Zoning designation, with modifications to amend the Planned District to allow a multi-family mixed-use and commercial development. He explained their pattern book basically shows a multi-family campus. The applicant has been approved to access the site from a right-in and right-out entrance off of US Highway 78 and a full entrance off of Aycock Avenue. There is also a traffic signal improvement off of US Highway 78, which has been approved by GDOT. The multi-family will have a total of 282 units, with a maximum building height of three stories. The square footage for a one bedroom will be 800 square feet, a two bedroom will be 1,000 square feet, and a three bedroom will be 1,200 square feet. The commercial out lot will be a little less than two acres. The out building will be a maximum of 5,000 square feet, have a maximum building height of 25

MAYOR AND COUNCIL MEETING SEPTEMBER 13, 2022 6:00 P.M.

feet, and have a 20-foot landscape buffer. The out lot will have uses allowed in the B-3 Zoning (Highway Commercial Zoning District). He explained they provided two options for the proposed architecture. Option A is a typical garden-style apartment, with gabled roofs. Option B has parapet walls and a classical revival style. The Code Office and Planning Commission recommend approval of the PCD rezoning modification request with two conditions. The multi-family residential component shall be constructed as represented in the architectural details provided under Architectural Option B on page 3.1 of the rezoning pattern book. Façade materials shall be primarily comprised of brick, stone, or architectural metal with limited wood and stucco accents. The proposed sanitary sewer relocation shall be done in accordance with requirements from the City of Monroe Utility Department at the developer's expense.

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

Mr. Charles Preston was present via telephone to answer any questions or concerns regarding the rezone and variance request. He stated Chad Clark with Green River Builders and Roger Brent with Columbia Engineering are present along with his other partners from Green River and Jacks Creek Landing. He apologized for his absence, and thanked the City for the three-month project extension. This is a private equity funded project, with no tax credit requests. It is a work force housing project. Mr. Preston discussed the study done by the Gamechangers, and the project helping to address the need for work force housing in the City. He stated there are almost 16,000 people driving into Walton County daily. He discussed the need for more professionals as Monroe grows.

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

b. Variance – Southwest Corner of US Highway 78 & Aycok Avenue

Mr. Brad Callender stated the second component of the request is a variance. Development Regulations require three access points; the variance is to reduce the number of access points from three to two for the mixed-use development. The access off of US Highway 78 is controlled by GDOT, who has approved them for a right-in and right-out along with a traffic signal. There is limited frontage on Aycok Avenue; there is not enough room for two public streets to be added. The Code Office and Planning Commission recommend approval of the variance request without conditions.

Vice-Mayor Larry Bradley stated his concern for 80% of the apartments being one bedroom.

Mr. Charles Preston stated that 80% of the apartments will be two bedrooms.

Council Member Norman Garrett questioned the pricing for the one-, two-, and three-bedroom apartments.

Mr. Chad Clark answered the average rental would be approximately \$1,850 per month. A one bedroom would be around \$1,450, a three bedroom would be between \$1,950 and \$2,000, and a two bedroom would be in between those.

Mr. Garrett questioned those rental prices being affordable.

Mr. Clark stated that is the price multi-family apartments are renting for; the market rates right now for a one-bedroom apartment are around \$1,400.

Council Member Lee Malcom stated one objective for having 80% two-bedroom units is to be able to accommodate roommate situations. The two individuals could room together and split the rental rate.

Mr. Garrett stated that he understands what Ms. Malcom is saying but does not think that it makes sense to build apartments that will take two families to be able to afford them.

Ms. Malcom clarified that it would be two individual workers, not two families. It would be more like a college roommate situation, which Monroe does not have.

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.

c. Variance – 204 Felker Street

Mr. Brad Callender presented the application for a variance from the Zoning Ordinance to allow a forward-facing attached garage. Section 910.1(8) of the Zoning Ordinance requires all garage doors to be side or rear facing except in cul-de-sac lots where lot widths would prohibit side or rear entry. A single-family residence currently exists on the property, which was recently divided for Robert and Kathleen Chancey. There is no existing garage on the property. The applicants propose to attach the garage to the existing residence along with other improvements and expansions for the residence. The additions are proposed in a way that staff feels will maintain compliance with the intent of the Ordinance requirement. The garage is proposed to be recessed 23 feet behind the front of the dwelling. The Code Office and Planning Commission recommend approval of the variance request with one condition and an additional recommendation. The garage shall be constructed as presented on the documents submitted in this request. The garage shall be recessed behind the front of the dwelling by at least half the distance of the total length of the dwelling (measured from the front of the dwelling to the rear of the dwelling). He explained the Planning Commission also recommended for Council to consider a future amendment to the Zoning Ordinance where the standard under Section 910.1(8) is modified to allow forward facing garages that are similar to the requested variance to promote and enhance better building designs.

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.

2. New Business

a. Rezone – Southwest Corner of US Highway 78 & Aycock Avenue

Council Member Norman Garrett requested clarification on the real rental costs for a one-bedroom apartment.

Mr. Brian Hurley, with Green River Builders, stated the units at their property in Pendergrass run almost \$1,500 for one bedroom, \$1,850 for two bedrooms, and almost \$2,000 for three bedrooms. He explained there is very limited housing in that area. The units are leasing very quickly, averaging about 15 leases per week. They build a very nice product.

Vice-Mayor Larry Bradley wanted to clarify that the rates will not be set prior to completion of construction; the rates being discussed today are market rates.

Mr. Hurley answered that is correct the rates will be set after completion of the project, and market rates could change by the time the project is done.

Mayor, Council, and Mr. Hurley further discussed affordable housing, the housing market, rental rates, and the shortage of housing.

Mr. Charles Preston stated the City needs more housing and competition of the project will make the rates go down. He explained the cost of a one-bedroom apartment is ten percent of the total project, which is \$1,400. That is simply where the market is today, and the on-site amenities being provided will attract the young professionals. He stated this is the first step in the direction everyone wants to see; inventory must be on the market before the numbers can shift.

Mr. Garrett stated he is trying to point out that this is not affordable housing. If two people have to stay in it to be able to afford it, then it is not really affordable.

Mayor Howard explained they should have said market rate instead of affordable.

Council Member Lee Malcom stated what Mr. Garrett is discussing and the clientele for what this product provides are two different things. She discussed young professionals today not wanting home ownership responsibilities. This particular product will cater to teachers, nurses, professionals at Unisia, the workforce at Wal-Mart Distribution, and other industry projects that will come in the future. They have worked diligently with the Planning Commission and the Code Office; the developer has gotten DOT approval and is going to incur the cost of installing a traffic light.

Mayor Howard stated the individuals renting also would not be required to pay the 20% down for purchasing a home.

MAYOR AND COUNCIL MEETING SEPTEMBER 13, 2022 6:00 P.M.

Mr. Hurley stated it is young professional housing.

Council Member Tyler Gregory stated this is not affordable housing; it is market rate professional housing, which is meant to target a different group of people.

To deny the rezone.

*Motion by Garrett, seconded by Boyce.
Voting yes were Crawford, Boyce, Garrett.
Voting no were Little, Malcom, Gregory,
Bradley.
Motion Failed 3-4.*

To approve the rezone with the two conditions as presented. The multi-family residential component shall be constructed as represented in the architectural details provided under Architectural Option B on page 3.1 of the rezoning pattern book. Façade materials shall be primarily comprised of brick, stone, or architectural metal with limited wood and stucco. The proposed sanitary sewer relocation shall be done in accordance with requirements from the City of Monroe Utility Department at the developer's expense.

*Motion by Malcom, seconded by Bradley.
Voting yes were Malcom, Bradley, Little,
Gregory.
Voting no were Garrett, Boyce, Crawford.
Motion Passed 4-3.*

b. Variance – Southwest Corner of US Highway 78 & Aycock Avenue

Council Member Lee Malcom questioned whether Mr. Callender feels the access off of US Highway 78 and Aycock Avenue will accommodate the traffic flow.

Mr. Brad Callender answered yes, and the limited amount of frontage on Aycock Avenue would not warrant additional streets based on restrictions for the number of interchanges in the distance required between the intersections.

Vice-Mayor Larry Bradley stated Aycock Avenue enters on from Unisia Drive, so there are basically three entrances.

City Administrator Logan Propes explained the City would not normally advocate for a traffic signal on US Highway 78, but the upcoming truck route will be using Highway 83 in the left turn. He stated this will actually help with the overall traffic on Aycock Avenue and the ingress and egress.

Mayor, Council, and Mr. Propes further discussed access points.

To approve the variance without conditions.

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

c. Variance – 204 Felker Street

Vice-Mayor Larry Bradley stated his appreciation of the work being done on Felker Street.

Council Member Lee Malcom stated she wants the concept of looking at areas in established neighborhoods where this could happen in the future brought to the Planning Retreat.

To approve the variance with the condition that the garage shall be constructed as presented on the documents submitted in this request. The garage shall be recessed behind the front of the dwelling by at least half the distance of the total length of the dwelling (measured from the front of the dwelling to the rear of the dwelling).

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

d. Application – Beer & Wine Package Sales – Monroe Food Mart

To approve the application.

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

Motion to take a five-minute recess.

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

e. Appointment – Housing Authority
To reappoint Lynn Hill to a five (5) year term to expire October 6, 2027.

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

f. Resolution – Rescinding Limitation on Outside City Water Moratorium
City Administrator Logan Propes explained that due to the somewhat loosening constraints on certain water service materials, the City can rescind the moratorium on extending water service outside the City limits. The material for water services will continue to be on an as-available basis. Builders and developers outside of the City limits will need to inquire to ensure the availability of adequate materials by checking with the City well ahead of time for service.

To approve the resolution.

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

g. 1st Reading – Short-Term Rental Ordinance Amendment
Council Member Lee Malcom made a motion to table the item for more discussion about the concerns, which could be discussed at the Planning Retreat. Council Member Norman Garrett seconded the motion.

Vice-Mayor Larry Bradley stated he would like two of the raised points to be discussed and addressed. He supports the comments made concerning the gravel parking, which he feels should be allowed. Staff needs to write the Ordinance so that the gravel parking is maintained and not messy. He feels there should be some type of kitchen facility. He does not understand the reluctance for having a kitchen; it does not have to be a full kitchen.

Mayor and Council further discussed possible kitchen facilities.

Ms. Malcom stated if there is a pool or hot tub, she would not want a camera on her that someone could watch. She understands wanting cameras on the parking areas and doors, but maybe it could be defined a little more.

City Attorney Paul Rosenthal explained the Ordinance is defined in exactly that way as it is drafted. The Ordinance calls for cameras to be on the parking area along with the entrances and exits only. It is not calling for video cameras to be on any accessories or yards. The Ordinance calls for video cameras on driveways and entry points to the short-term rental.

Council Member Tyler Gregory discussed his conversation with another City Council person from Snellville at the GMA Conference last year concerning Short-Term Ordinances. That individual brought their Camera Ordinance to his attention. Mr. Gregory was against it at first, but he explained that they had problems with sex trafficking, drug trafficking, and other illicit activities happening at Airbnbs. That activity dropped by about 40% once the cameras were installed as a deterrent.

Mr. Rosenthal explained this draft ordinance originated from the model ordinance released by GMA. At the suggestion of staff, his office used samples from several other Cities; they took some of the good and deleted some of the bad from those ordinances to form this draft version. He stated edits can be provided based on the comments from tonight and the Planning Retreat.

Mayor, Council, and Mr. Rosenthal discussed items that need to be revisited. Parking, kitchen, kitchenette, the location of cameras, fire extinguishers, smoke detectors, and windows all need to be revisited.

Mr. Rosenthal stated that the window egress is standard Life Safety Code and cannot be gotten around. It essentially codifies on paper, right in front of the short-term rental owners, that which the Life Safety Code of the International Building Code already requires.

MAYOR AND COUNCIL MEETING SEPTEMBER 13, 2022 6:00 P.M.

Mr. Gregory questioned the windows being grandfathered in and whether it changes once it becomes a business.

Mr. Rosenthal explained that gets a little difficult, because in the City Ordinances it is becoming a regulated business. The business would require an application and approval through the Code Office. He explained grandfathered in basically concerns an operation of law that relates more to zoning issues. This is a regulated industry, so it will not have any grandfathered issues. The issue with sizing of windows and the exterior of the homes could get into to some variances when it is in a historic neighborhood. He stated the existing uses cannot be grandfathered.

Mayor, Council, and Mr. Rosenthal further discussed requirements.

To table.

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

h. 1st Reading – Redistricting Ordinance to Amend Charter

City Administrator Logan Propes explained the ordinance is to codify the actual census district boundaries in accordance to Map Version 1 that Council approved earlier in the year. The ordinance will change the text in the Charter as per Exhibit A.

To waive the reading, but have the map itself included as an attachment.

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

City Attorney Paul Rosenthal clarified the second reading will be at the October 11 Council Meeting. There will be a Public Hearing on October 11 as well, which is being advertised in the paper the next four weeks. If anyone wants to review the Ordinance, there is a copy in the offices of City Clerk Debbie Kirk at City Hall and the Clerk of Superior Court of Walton County at the County Court House. He stated a copy of the map will be added to the public viewing copies, per Mr. Bradley's request.

i. 1st Reading – Taxation Ordinance Amendment

City Administrator Logan Propes stated that Council has been talking about completely redoing the Occupational Tax Ordinance for some time to get it into compliance with what most Cities within the State are moving toward. The license and tax that are currently based on the employment number method will be replaced with the gross-receipts method. He explained one of the benefits is the businesses that consume more public services, such as public safety, will pay an appropriate business license rate. There are various business classifications within the ordinance. It will be more complex for staff to administer, but the end result should bring some equity and fairness to the business environment. He stated big businesses will not pay the same amount as the small businesses.

Council Member Nathan Little questioned how the City will enforce the Ordinance, and whether the City has the authority with the Georgia Department of Revenue to check sales.

Mr. Propes answered the Ordinance would be enforced through the Code office. The first year will basically be estimated by the estimated gross-receipts they turn in. The information has to remain confidential from each business. The City will get an actual gross-receipt calculation from the businesses the second year and each subsequent year going forward.

City Attorney Paul Rosenthal explained it will be reported the same way alcohol sales are reported now; it is reported on an affidavit. He stated that it is complicated, and the first time the Ordinance has been changed in 25 years. Everyone's bills are going to go up, but some bills will go up a lot. It is self-reporting, just like the alcohol taxes are currently. They will provide the City with an estimate of what they expect the current year to be and a retroactive sales figure for the actual sales the year before. Then, the City will have a choice of whether to true-up the prior year. The Code is very specific and clear that it has to be taxed based upon receipts in the year of the Occupational Tax. He stated there is a whole structure for the administration of this Ordinance.

Vice-Mayor Larry Bradley questioned whether the rate charts will come back to Council for approval.

Mr. Rosenthal answered that the rates are included in Section 90-110(c) of this Ordinance. Locations that do not have revenue, such as Wal-Mart Distribution Center, will pay on a per employee count.

Mr. Propes explained the City has capped the amount for the big retailers at \$30,000 per year in order to remain business friendly. A lot of other Cities do not cap revenue amounts. The Ordinance also delineates some areas within the general downtown administrative district, recognizing that there are some unique situations there.

Mr. Little questioned how professionals will be taxed.

Mr. Rosenthal stated professionals will be under the 400 Club and gave an executive summary of what this Ordinance does. The minimum Occupational Tax is \$100 currently, which will go up to \$250; this will be a \$200 Occupational Tax and a \$50 Regulatory Fee. The maximum amount will be a fee of \$30,000, which would be for the large big box retailers, and they are used to paying fees much higher than that for Occupational Taxes in other jurisdictions. The tax is based upon a profitability ratio and gross-receipts; it is also based upon the number of employees. The highest of the two is what gets paid. The professional exemption is in place for lawyers, CPAs, architects, and engineers in accordance with Georgia Law; there is a list of approximately 22 professionals. This is called the 400 Club, and they pay \$400 per professional at the location. There is also a Downtown Development Authority max of \$550; if the business is located within the four corners of the DDA the max Occupational Tax is \$500 plus the Regulatory Fee of \$50. He stated the ranges are based upon employee count, gross-revenue, and profitability ratio. The minimum amount is increasing from \$100 to \$250; there is a maximum cap of \$30,000, and an Economic Incentivization Cap of \$550 for businesses within the four-corner boundary of the DDA.

Mayor, Council, Mr. Propes, and Mr. Rosenthal further discussed examples, amounts, the downtown incentivization, and possible changes or modifications to the Ordinance.

VI. DISTRICT ITEMS

1. District Items

Council Member Lee Malcom stated that she attended the DDA Meeting. The Farm to Table Event will be on November 6 and Light Up the Night will be on November 3. The theme for the Christmas Parade is Monroe Goes to the Movies, which will be on December 8.

Council Member Tyler Gregory discussed affordable housing versus the economy and normal building projects. He encouraged participation in Habitat for Humanity to help with housing.

2. Mayoral Update

Mayor John Howard stated Framing with the Mayor through Habitat will be from 8:30 am to 2:30 pm Saturday on Turner Street. He discussed meeting with Dr. Franklin and a local business owner last week, who was very frustrated about the way that the school system has handled free and reduced lunches this year. He explained with the help of Sara Shropshire they have since found out that Harmony and Monroe Elementary both qualify for the free and reduced lunch program for every child through the USDA. The groundbreaking for the YMCA will be on October 4. He discussed the Cultural Performing Arts & Conference Center Organizational Meeting from September 1.

VII. EXECUTIVE SESSION

Motion by Malcom, seconded by Crawford. Passed Unanimously.

RETURN TO REGULAR SESSION

VIII. ADJOURN

Motion by Garrett, seconded by Malcom. Passed Unanimously.

John Howard
MAYOR

Debbie Kirk
CITY CLERK

The Mayor and Council met for an Executive Session.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Charles Boyce, IV	Council Member
	Norman Garrett	Council Member
	Tyler Gregory	Council Member
	Nathan Little	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney

Absent:	David Dickinson	Council Member
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Staff Present:

I. Call to Order – John Howard

1. Roll Call

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


II. Personnel Issue (s)

1. Personnel Matter

Personnel matters were discussed, including attorney-client discussions.

III. Adjourn to Regular Session

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



 MAYOR



 CITY CLERK