

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
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Beverly Harrison	Interim City Clerk
	Paul Rosenthal	City Attorney
	Russell Preston	City Attorney

Staff Present: Danny Smith, R.V. Watts, Andrew Dykes, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Chris Bailey, Brad Callender, Les Russell, Kaitlyn Stubbs, Danielle Dills, Amylee Dire

Visitors: Pearce Giles, Sherie Hawkins, Terrence Atkism, Roger Hillman, Kathy Behtz, Kirklyn Dixon, Bob Saville, Ed Hoff, Julie Hoff, Clay Kirkley

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Walton County Board of Commissioner Kirklyn Dixon gave the invocation.

2. Roll Call

Mayor Howard noted that all Council Members were present. There was a quorum.

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. January 10, 2023 Council Minutes
- b. January 10, 2023 Executive Session Minutes
- c. December 20, 2022 Planning Commission Minutes
- d. December 27, 2022 Historic Preservation Commission Minutes
- e. January 12, 2023 Downtown Development Authority Minutes
- f. January 12, 2023 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM

1. Public Comments

Mr. Pearce Giles, of 520 Marable Lane, discussed his concerns about the curve on East Marable. There have been several serious accidents, and a couple of people have almost lost their lives. The hill is about 30 feet deep. If someone goes over, they would not be seen unless someone is really looking for them. The reflectors have all either been knocked off and worn off. Signs indicating there is a curve have been installed, but they keep being knocked down due to accidents. Mr. Giles requested that a guard rail be installed, because something needs to be done about the curve.

Mayor, Council Members, Mr. Chris Bailey, and Mr. Giles discussed the issue and possible solutions. Mr. Bailey explained that Mr. Jeremiah Still has requested for Keck & Wood to look into what can be done.

III. BUSINESS ITEMS**1. City Administrator Update**

City Administrator Logan Propes thanked the Walton County Health Care Foundation for awarding the City a \$300,000 Grant for the splash pad component at the Downtown Green. The City is very grateful for the contribution, which will encourage outdoor activity. He stated they are making progress on the Downtown Green Project, despite all of the rain. Water sales are up 76% citywide, since the Loganville Water Line System has been turned on.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated the crews picked up over 8,800 pounds of trash. The parking area is being graded for the Terminal Building. The signage for the intersection of Charlotte Rowell and Highway 11 will start being installed within the next few days. It is towards the end of leaf season, but the leaf truck finally got back. He discussed changes in the Solid Waste Truck Routes; the changes are due to the growing capacity. Notification of the changes have been posted on social media; door hangers will be sent out. The changes will be starting in March. The Transfer Station will be closed for two days in March so repairs can be made to the concrete floor. There will be an Arbor Day Celebration at 10:00 am on February 25 at Mathews Park.

3. Department Requests**a. Finance: Renewal – Property and Casualty Insurance**

Ms. Beth Thompson stated the property and casualty insurance renewal covers the time period from April 2023 to April 2024. She introduced Bob Saville, with Saville Risk Management.

Mr. Bob Saville explained the renewal details for the property and casualty insurance for 2023. He stated there is almost a 15% increase. The current insurance market is worse than it was after 9/11, and the property market is the worst of the worst. The premiums have only gone up \$40,000 over a five-year period, which can be attributed to the good loss experience. The good loss experience has now deteriorated some, and the rates are being driven by the losses. The City changed from State National to Travelers two years ago, which has provided a more stable foundation. The number and value of the vehicles have both gone up. The Terminal Building and the Police Building have been added. He explained overall the rate increase is 10% and the remainder is exposure increases.

City Administrator Logan Propes stated the valuations of all the property have increased; all the vehicles are more expensive now.

Council Member Norman Garrett questioned how long Mr. Saville has been representing Monroe and whether the City has talked to any other insurance companies.

Mr. Saville answered that he has been representing the City of Monroe for about 10 years.

Mr. Propes explained that Saville Risk Management is a broker; Mr. Saville searches for the best deal out of all the carriers for risk reduction.

To approve the 2023 Property and Casualty Insurance Renewal.

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

b. Police: Replacement of Laptops and Docking Stations

Police Chief R.V. Watts requested approval to purchase 15 Pro Panasonic Toughbooks with Docking Stations from Law and Order Technology, LLC for a total cost of \$51,962.70. They will be replacing the computers inside the patrol vehicles that need to be updated due to wear and tear.

To approve the purchase from Law and Order Technologies, LLC for \$51,962.70.

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

c. Public Works: Purchase of Container Hauler

Mr. Chris Bailey presented the request to purchase the Galbreath CH8000R Container Handler, Delivery Unit Hauler from Carolina Environmental Systems (CES) for \$160,535.00, which is a \$13,535 increase over the proposed CIP Budget of \$147,000.

To approve the purchase from Carolina Environmental Systems for the amount of \$160,535.00.

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

d. Public Works: Purchase of Solid Tires

Mr. Danny Smith requested approval to purchase four solid tires for the John Deere backup loader at the Transfer Station for a total cost of \$30,864.89 from Setco. The backup loader helps to avoid service interruptions and gives them an opportunity to maintain the primary loader.

To approve the purchase of the solid tires from Setco for \$30,864.89.

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

e. Public Works: Purchase of Asphalt Paver

Mr. Chris Bailey presented the request to purchase the 2023 Asphalt Paver / Spreader from Reynolds-Warren Equipment Company for \$162,909.00, which is \$2,909 over the proposed CIP Budget of \$160,000.

Vice-Mayor Larry Bradley questioned whether the City is still contracting with Walton County to do the main paving.

City Administrator Logan Propes answered the City partners with Walton County as a joint project for LMIG paving. He explained it is easier for the City to do smaller jobs inhouse instead of getting an Intergovernmental Agreement for each special project.

Mr. Bailey answered this will allow more paving for smaller jobs in the City, instead of having to contract those jobs out. It will also allow the City to be able to patch and repair areas.

To approve the purchase from Reynolds-Warren Equipment Company for the amount of \$162,909.00.

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

f. Utilities: Jack's Creek WWTP Change Order

Mr. Rodney Middlebrooks requested approval of Change Orders #7 through #14 totaling \$96,553.00 for the Wastewater Treatment Plant Rehab. The changes include several revisions to the pump station, the belt press, and additional concrete paving.

To approve the Change Orders.

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

g. Utilities: Purchase of Service Bucket Truck

Mr. Brian Thompson requested approval to purchase a Versalift Service Bucket Truck from Fouts Brothers, Inc. for \$205,100.00. The cost is 25% more than the CIP Budgeted amount of \$162,770.00, but it is available and is a better unit.

To approve the purchase of the Versalift Service Bucket Truck for the amount of \$205,100.00.

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

IV. OLD BUSINESS**1. Preliminary Plat Review – River Pointe**

City Administrator Logan Propes explained that the River Pointe Subdivision is requesting approval of a Preliminary Plat. He stated the subdivision is located at the corner of Cedar Ridge Road and Double Springs Church Road. The Preliminary Plat includes four phases and a total of 297 single-family residential lots, with one amenity lot.

Mr. Brad Callender highlighted changes since the project was tabled in October of 2021. He stated the Plat conforms and is in compliance with City Regulations. There are essentially four phases in the project. The first phase will be in the center of the project, with one access off of Cedar Ridge Road. The second phase will block the frontage along Double Springs Church Road and Cedar Ridge Road. Phases 3 and 4 will be towards the back of the development. They have refined their Preliminary Plat to meet the requirements of the four phases.

Mr. Propes stated the City has worked hard with the developers to get a mutual Development Agreement. There will be developer contributions for the Vine Street Sewer Lift Station, the Ammons Bridge Sewer Lift Station, and materials for a major water line offsite. The traffic contributions include a roundabout at the Charlotte Rowell Boulevard and the Double Springs Church Road Connector, restriping, and stop sign amendments in front of the high school.

City Attorney Paul Rosenthal stated revisions of the Development Agreement have been going back and forth with the developer, and it is in about 98% format. He requested that if Council approves the Development Agreement it should be subject to final review and approval by his office. He wants to be sure some of the language is clear and accurate. The Development Agreement will expire along with the Preliminary Plat if it is not built now. They would be required to resubmit a Preliminary Plat application along with a new Development Agreement.

Council Member Nathan Little questioned whether there are any hard numbers.

Mr. Rosenthal answered the offsite contributions total roughly \$900,000.00. That amount does not include any fees for sewer taps or water meters.

Mayor, Council, and Mr. Propes further discussed improvement costs, Development Agreements, Preliminary Plats, and Final Plats.

To approve the Preliminary Plat and Development Agreement for River Pointe, contingent upon final review and approval by City Attorney.

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

V. NEW BUSINESS

1. Public Hearings

a. Rezone – 104 3rd Street

Mr. Brad Callender presented the rezone request from R-2 to B-1 at 104 3rd Street. The property is located behind the Hope Springs building. The applicant is requesting a Rezone to B-1 (Neighborhood Commercial District) to expand her professional services business onto the adjacent property. The subject property would be combined together with the adjacent B-1 Zoned property and the existing professional services business. The Planning Commission and Code Office recommend approval of the rezone request as submitted without conditions.

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

Ms. Sherie Hawkins spoke in favor of the rezone. She explained that she has owned Hope Springs Counseling for 11 years, and they have outgrown several different spaces. They have obtained the property located behind them in order to expand; it will also allow them to have their own parking area.

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

b. Variance – 407 East Church Street

Mr. Brad Callender presented the variance request to allow construction of a forward-facing attached garage and to reduce the side yard setback for an accessory structure. The applicant wants to replace the former forward-facing garage that was destroyed by fire several years ago. The structure would have been allowed if it had been replaced within six months of the incident. The applicant will be using the slab that already exists. The applicant is requesting the variance to allow a forward-facing garage and to allow it to be placed three feet from the side lot line, which would be a two-foot reduction of the required five-foot setback. The Planning

MAYOR AND COUNCIL MEETING FEBRUARY 14, 2023 6:00 P.M.

Commission and Code Office recommend approval of the variance request as submitted without conditions.

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

Mr. Edward Hoff, the property owner, spoke in favor of the variance. He explained they were unable to build sooner due to the COVID situation.

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

c. Ordinance to Amend Official Zoning Map

Mr. Brad Callender presented the proposed Zoning Map. He explained periodic updates are needed for zoning changes. The map reflects all zoning updates since July of 2021.

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.

2. New Business

a. Rezone – 104 3rd Street

To approve the rezone.

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

b. Variance – 407 East Church Street

Council Member Lee Malcom questioned whether the structure has to go before the Historic Preservation Commission.

Mr. Brad Callender answered that it has already received approval from the Historic Preservation Commission.

To approve the variance.

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

c. Facility Relocation Proposal (GAARNG)

To approve the Facility Relocation Proposal by Rubicon Planning.

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

**d. Resolution – Support of Grant Match Application for 2023 Historic Preservation Fund
CLG Survey & Planning Grant**

City Administrator Logan Propes explained the resolution is part of the grant application through the Historic Preservation Division and will be used to update the 1982 Historical Resources Survey.

To approve the resolution.

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

e. 1st Reading – Ordinance to Amend Official Zoning Map

Council Member Lee Malcom requested for Mr. Callender to point out any major changes.

Mr. Brad Callender stated there were approximately 11 rezones, since the adoption of the 2021 Zoning Map. A specific change is a property on Church Street has been removed from the Central Business District.

Council waived the reading, accepting the Ordinance in its summary form.

f. 2nd Reading – Zoning Ordinance Code Text Amendment #14
To adopt the Zoning Ordinance Code Text Amendment #14 as presented.

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

g. 2nd Reading – Animals Ordinance Amendment
Council Member Lee Malcom stated the Ordinance keeps the City in line with Walton County.

To approve the Animals Ordinance Amendment.

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

VI. DISTRICT ITEMS

1. District Items

Vice-Mayor Larry Bradley complimented Mr. Middlebrooks and his staff for staying up all night working in order to keep Broad Street from being closed during heavy traffic times.

Council Member Tyler Gregory discussed the payment kiosk at City Hall; Beth will post on social media and email Council when it goes live. He stated Habitat for Humanity was able to raise \$125,000 at a fundraiser; they have recently purchased seven more lots for homes in Monroe. They finished two homes in Monroe this year and will be starting on a third one soon.

Council Member David Dickinson discussed attending the Habitat for Humanity Meeting. Hopefully, all of Council will be able to attend the next meeting; it is a wonderful organization. The City is blessed to have them work and help people in the community.

Mayor, Council, Mr. Propes, and Mr. Callender discussed construction around Monroe.

2. Mayoral Update

Mayor John Howard stated Georgia Cities Week is April 23 through April 29, and the Community Cleanup Day will be on April 29. He discussed Marie Jackson writing a positive note that complimented Monica Smith in Customer Service. Fire Chief Andrew Dykes was recognized as Public Servant of the Year by the Walton County Chamber of Commerce. March 17 will be Reading with the Mayor Day at the Library. Mayor Howard has the Monroe Walton Center for the Arts Impact Report for anyone interested. Non-Profit Awareness Day is Friday, from 9:00 to 3:00. The Grand Opening of The Overlook will be on March 16 at 3:00. He discussed the Vibrancy Report from the Downtown Development Authority.

VII. EXECUTIVE SESSION

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

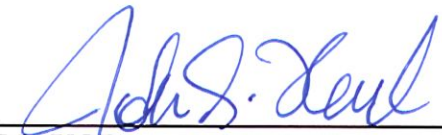
RETURN TO REGULAR SESSION

To authorize and acknowledge complaint summons on Brookland Commons litigation on behalf of Mayor and Council.

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

VIII. ADJOURN

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


MAYOR


INTERIM 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 |
| David Dickinson | Council Member |
| Logan Propes | City Administrator |
| Paul Rosenthal | City Attorney |
| Russell Preston | City Attorney |

Staff Present:

I. Call to Order – John Howard

1. Roll Call

Mayor Howard noted that all Council Members were present. There was a quorum.

II. Personnel Issue (s)

1. Personnel Matter

Personnel matters were discussed, including attorney-client discussions.

III. Real Estate Issue (s)

1. Real Estate Matter

Real Estate matters were discussed, including attorney-client discussions.


IV. Legal Issue (s)

1. Legal Matter

Legal matters were discussed, including attorney-client discussions.

V. Adjourn to Regular Session

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



MAYOR



INTERIM CITY CLERK