

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
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney
	Russell Preston	City Attorney

Staff Present: R.V. Watts, Matt McClung, Andrew Dykes, Beth Thompson, Brian Thompson, Rodney Middlebrooks, Brad Callender, Les Russell

Visitors: John Argo, Ryan Fritz, Lee Rowell, Julie Sams, Jim Wilson, Chris Collin

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Mr. Kent Pratt gave the invocation.

2. Roll Call

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

3. Approval of Agenda

Add Item 1. Legal Issue (s) and move Personnel Issue (s) to Item 2, under Section VII – Adjourn to Executive Session.

To approve the agenda as amended.

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

4. Approval of Consent Agenda

- a. July 12, 2022 Council Minutes
- b. July 17, 2022 Council Minutes
- c. July 12, 2022 Executive Session Minutes
- d. June 21, 2022 Planning Commission Minutes
- e. June 28, 2022 Historic Preservation Commission Minutes
- f. June 9, 2022 Downtown Development Authority Minutes
- g. June 9, 2022 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM

1. Public Comments

No one signed up for public comments.

III. BUSINESS ITEMS

1. City Administrator Update

City Administrator Logan Propes stated negotiations will be ongoing with Walton County for the next few months on the Local Option Sales Tax. The one penny sales tax gets collected at the register and is used as a rollback for property taxes. He explained that the better outcome received from the County gives more assurance of lower property taxes to citizens within the City. There have been lots of discussions concerning development. Staff has been working on Code and Zoning Updates that will be implemented; the City is still operating on the moratorium for preliminary plats of major subdivisions. The Downtown Green contracts will be returned

tomorrow and the construction crew should start in early September. The West Bound On-Ramp Project on Charlotte Rowell Boulevard and Highway 78 is now in the States hands; they have assigned a construction firm, but do not have a start date yet. He stated alleyway and drainage work is being done along Spring Street and Wayne Street. The RFQ for Blaine Station is out now; the whole shopping center is master planned. The City is working with DDA on a contract for a prospective buyer for the old Milner Aycock Building. There will be a Short-Term Rental Ordinance Amendment next month. The City is working to enhance Code Enforcement efforts with the City Marshals, as discussed in the Public Safety Meeting last week.

2. Assistant City Administrator Update

City Administrator Logan Propes stated the 2020 CDBG Stormwater Project has been completed, with the exception of the inlet covers. The Taxiway Design at the Airport is in progress. The Wayne Street Water Tank has been completed. The restrooms have been completed at Pilot Park and Mathews Park.

3. Department Requests

a. Utilities: Purchase of Truck

Mr. Rodney Middlebrooks requested to purchase a 2022 Chevrolet Silverado with a service body. The lowest bid came from Rick Hendrick Chevrolet for the amount of \$51,889.00, which is \$2,800.00 more than the CIP budgeted amount. The truck will replace a 2002 Ford F350 with more than 200,000 miles.

To approve the purchase from Rick Hendrick Chevrolet for \$51,889.00.

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

IV. OLD BUSINESS

1. Preliminary Plat Review – River Pointe

City Administrator Logan Propes requested to table the item until the September Council Meeting. He explained they are making progress on the deep technical items, such as utilities and platting elements, but the applicant has requested to postpone the item for one more month.

To table until next month.

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

V. NEW BUSINESS

1. Public Hearings

a. Rezone – 0 Charlotte Rowell Boulevard

Mr. Brad Callender presented the application for rezone of this property from PCD (Planned Commercial District) to PCD with Modifications. He stated the requested rezone modification is for the Pavilion Project. The applicant, Columbia Engineering for property owner, MAB Monroe, LLC, is requesting approval of modifications to the pattern book. He discussed the four requested changes to the pattern book. The maximum height within the Pavilion would be increased to a five-story requirement; a dimension is not attached in order to provide some flexibility in the building height. The zero-lot subdivision allowance would be for the large shopping center parcel; this would create a fee simple option to subdivide the larger tenant from the remaining shops. The increase of the minimum parking allowed would be specifically applicable to the out lots. A variance option would be added within the plan book where currently there is none. The plan book is currently restrictive concerning parking; the variance would give them a procedural option to come before Council should a tenant request additional parking. The architectural appearance on one of the tenant buildings would change to accommodate the specific tenant. The Code Office and Planning Commission recommend the request be approved with two conditions. The zero-lot subdivision allowance in Section 430 of the pattern book shall be revised to reflect applicability only to the shopping center parcel. The parking space requirement for restaurants on stand-alone out lots shall be revised to be 1 Space / 4 Seats + 1 Space / 400 Square Feet with the maximum number of parking spaces not to exceed 150% of the minimum required spaces. The applicant shall revise the pattern book to remove the chart inserted into Section 520.3 and replace the language containing the parking space calculation described in this section. He discussed the table of the ranges for proposed parking submitted by the applicant and their differences from the pattern book. He explained the applicant submitted a revision with additional ranges that was requested by the City.

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

Mr. John Argo, with MAB Monroe, LLC, stated he is the owner and developer. He discussed the businesses that have opened since February. Hibbett and Pet Sense will be opening later this month. Old Navy should be opening around the end of September. A Bath Soap business will be opening next to Planet Fitness the first quarter of 2023. He discussed the site plan and tenant roster that he emailed to Council. Mr. Argo stated that he is fine with the recommendations from the Planning Commission for the hotel; the chain hotel will have between 140 and 160 rooms. There are a couple of sit-down restaurants that are a few spaces short for their needs; the four restaurants are Panda Express, Whataburger, Huey Magoo's, and McAlister's. He stated the infrastructure is already in place and will not be impaired by the additional parking. They would like to substitute the revised parking table, which meets the needs of the restaurants; it would be one space per three seats, plus one space per 350 square feet, plus 135% of the minimum required spaces. Mr. Argo discussed the differences in restaurants since the pandemic. He does not feel that it will be overparked compared to other jurisdictions.

Mayor, Council, Mr. Callender, and Mr. Argo discussed the quantity of parking spaces, the restaurants, and the lot sizes.

Council Member Lee Malcom questioned their being overflow parking.

Mr. Argo stated the parking for each of the individual lots must be self-contained. They must satisfy their minimum parking requirement on their lot, which is a Zoning requirement. It is also in their declaration of covenants and restrictions. He stated the shopping center parking is maxed out with shared parking already. The hotel will come if the restaurants come.

Vice-Mayor Larry Bradley questioned whether the lot sizes are okay and whether there is an issue with the amount of paving.

Mr. Callender answered there are not any issues with the lot sizes the way they are platted. He stated each lot is probably oversized; they are all an acre and a half at minimum. There is not an issue in the lot coverage; it is not a concern for request.

Mr. Bradley questioned the purpose of limiting the parking spaces if it is not for lot coverage.

Mr. Callender stated the City Council's policy is to not overpark properties, which is in the current Zoning Ordinance. The 2019 Zoning Ordinance that was used in their pattern book has a parking maximum. At that time, their pattern book stated that was their anticipated parking for their out lots. He explained the issue at hand is not whether the lots will be overparked or whether there will be too much lot coverage. Some of the lots will not be large enough to have the parking spaces requested.

City Administrator Logan Propes requested, as a point of clarity, for Mr. Argo to explain what the approximate eight to ten crosswalks between the out lots and the primary are for if they are not for shared parking.

Mr. Argo explained the crosswalks are for anybody using the sidewalk that are on both sides. He stated an out lot can not be developed with the parking in the shopping center parking field.

Mr. Propes stated he thought inner connectivity was the spirit of the original agreement in 2018.

Mr. Argo stated there is inner connectivity, but it does not relate to the parking.

Mr. Callender explained that Mr. Argo brought two of the proposed restauranters to the Planning Commission Meeting, and they confirmed the number of spaces would work for them.

Mr. Argo stated they were franchisees and their corporate offices would not agree to proceed with the restaurants.

Mayor, Council, Mr. Callender, and Mr. Argo discussed greenspace, setbacks, and easements.

Mr. Argo explained preliminary site plans have been done, and they are all in due diligence. They can be fit into their lots.

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

2. New Business

a. Rezone – 0 Charlotte Rowell Boulevard

To grant the rezone with the two conditions approved by the Planning Commission and recommended by the Code Office. The zero-lot subdivision allowance in Section 430 of the pattern book shall be revised to reflect applicability only to the shopping center parcel. The parking space requirement for restaurants on stand-alone out lots shall be revised to be 1 Space / 4 Seats + 1 Space / 400 Square Feet with the maximum number of parking spaces not to exceed 150% of the minimum required spaces. The applicant shall revise the pattern book to remove the chart inserted into Section 520.3 and replaced with language containing the parking space calculation described in this condition.

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

b. Application – Spirituous Liquors and Beer & Wine On-Premise Consumption – Strange Taco

To approve the application.

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

c. Appointment – Planning Commission

To reappoint Randy Camp to serve a five (5) year term to expire September 1, 2027.

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

d. Approval – 2022 Millage Rate

Finance Director Beth Thompson requested approval of the full rollback millage rate for 2022, which is recommended by staff. The current millage rate is 7.404 mills; the recommended rollback rate is 7.060 mills, which is a reduction of 0.344 mills from 2021. She explained this is due to an increase in growth and reassessments in the tax digest. The net tax digest had an increase of approximately 22.5% over 2021.

To approve the full rollback millage rate for 2022 at 7.060.

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

e. Municipal Court Services Agreement – Southeast Corrections, LLC

City Administrator Logan Propes discussed the renewal of probation services, which is no cost to the City. The costs are paid by the Municipal Court probationer. He explained Southeast Corrections, LLC is the current provider; the agreement will be from January 1, 2023 to December 31, 2027. He explained that Joseph Bryant will be managing this agreement in Municipal Court.

To approve the Municipal Court Services Agreement with Southeast Corrections, LLC, as presented.

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

VI. DISTRICT ITEMS

1. District Items

Council Member Lee Malcom gave a reminder that tickets are still on sale for the Historic Tour.

2. Mayoral Update

Mayor John Howard had no update tonight.

VII. EXECUTIVE SESSION

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


RETURN TO REGULAR SESSION

To increase Logan Propes salary to \$172,000.

Motion by Dickinson, seconded by Malcom.
Opposed: Garrett.
Passed 7-1.

VIII. ADJOURN

Motion by Boyce, seconded by Malcom.
Passed Unanimously.



MAYOR



CITY CLERK

The Mayor and Council met for an Executive Session.

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|----------------|-------------------|--------------------|
| 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 |
| | Debbie Kirk | City Clerk |
| | 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. Legal Issue (s)

1. Legal Matter

Legal matters were discussed, including attorney-client discussions.

III. Personnel Issue (s)

1. Personnel Matter


Personnel matters were discussed, including attorney-client discussions.

To increase Logan Propes salary to \$172,000.00.

Motion by Dickinson, seconded by Malcom.
Opposed: Garrett.
Passed 7-1.

IV. Adjourn to Regular Session

Motion by Malcom, seconded by Little.
Passed Unanimously.



MAYOR



CITY CLERK