

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: Danny Smith, R.V. Watts, Andrew Dykes, Beth Thompson, Brian Thompson, Chris Bailey, Brad Callender, Les Russell

Visitors: Andrea Gray, Eli Connell, Esther Calvert, Lexie Calvert, Sharon McDonald, Allen Howard, Lee Rowell, Wes Sorrells, Julie Sams, Teri Smiley, Mark McDonald, Ben Garrett, Lee Garrett, Patrick Stewart, Sureeta Raheem El, Kimberly Wilson, Gary Hobbs, Matt Bidwell, Sara Shropshire, Angie Putnam, Brett McIver, Sahidul Islam

**I. CALL TO ORDER – JOHN HOWARD**

**1. Invocation**

Pastor Wes Sorrells of First United Methodist Church 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 Little, seconded by Malcom.  
Passed Unanimously*

**4. Approval of Consent Agenda**

- a. October 11, 2022 Council Minutes
- b. October 11, 2022 Executive Session Minutes
- c. September 20, 2022 Planning Commission Minutes
- d. September 27, 2022 Historic Preservation Commission Minutes
- e. September 8, 2022 Downtown Development Authority Minutes
- f. September 8, 2022 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

**II. PUBLIC FORUM**

**1. Public Presentations**

- a. Monroe Area High School Proclamation

Mayor John Howard presented the Proclamation Honoring the Purple Hurricanes from Monroe Area High School for the 2022 Region 8 – AAA Softball Championship.

*No Action.*



**b. Lexie Calvert Proclamation**

Mayor John Howard presented the Proclamation Honoring the 2022 Pitch, Hit, and Run Champion, Alexandria Calvert.

*No Action.*

**2. Public Comments**

No one signed up for public comments.

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

City Administrator Logan Propes stated E.R. Snell has started the East Bound On-Ramp Project, which goes from West Spring Street onto Highway 78. Construction for the bypass should be getting started within the next three months. He explained Local Option Sales Tax (LOST) Renewal is in the mediation process with Walton County. The process is where negotiations are done with a certified attorney, which did not go well and ended in a deadlock. Unfortunately, the County is meeting tonight to approve their position. Anyone can view the LOST information, which includes the City's position, its importance, how it is derived, and what it means to each of the taxpayers in the City of Monroe. He explained LOST is one penny that is paid on each dollar spent and is used to rollback property taxes each year. LOST effects everyone equally; it is a very efficient way to reduce property taxes. Walton County has requested far more than the current split, which gives the County 65% and all of the municipalities 35%. Mr. Propes stated they are continuing to negotiate; the Certificate must be signed by the Department of Revenue by December 30, 2022. The agreement is for 10 years and could be three hundred million dollars or more in total sales tax to Walton County.

**2. Assistant City Administrator Update**

Assistant City Administrator Chris Bailey stated Rest Haven, Eastview, and West Marable Cemeteries have all been paved or crack sealed. The 11<sup>th</sup> Annual ESP Event was held at the Airport on October 22; the fundraiser raised \$61,000 for their organization. They have just finished the Airport Capital Improvement Plan for the next five years. The underground portion of the Town Green Project is almost complete, so the above ground portion will be starting soon. The project is set for completion around mid-year 2023. The Traffic Calming Project is almost complete; the subcontractors have replaced all of the asphalt speed tables, which are much better. The 2022 LMIG is done. He explained there was a problem getting the automated side loader for Solid Waste, because the company did not order the chassis. Mr. Bailey discussed the great cleanup job done by Streets and Sanitation after parades and events. He reviewed the dates for upcoming events.

**3. Department Requests****a. Public Works: Transfer Station Transportation Bid Award**

Mr. Chris Bailey requested approval to award the Solid Waste Transportation Services for the Transfer Station to Attaway Hauling, LLC. They had the lowest bid amount of \$235 per load, which is approximately \$10.68 per ton for the transportation of garbage refuse from the Monroe Transfer Station to the Landfill. He explained based on the volume received, the total contract is between \$1.2 and \$1.3 million a year. There will be a rate increase for the inbound haulers, but costs for City residents will not be affected.

To approve Attaway Hauling, LLC, for Transportation Services of Solid Waste as presented.

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

**b. Utilities: Deletion of Analog Signals**

Mr. Brian Thompson discussed adding additional digital signals in order to comply with the retransmission contracts. The City will either have to compress the existing signals or delete the analog channels to create more space. He explained that compressing signals would degrade the quality of the existing channels. Deleting the analog would have a positive impact on the quality and add additional channels. There has not been an analog broadcast since 2009. He requested approval to delete the analog signals and reorganize the channels, which would start in January.



To approve deletion of the analog signals.

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

#### IV. OLD BUSINESS

##### 1. Preliminary Plat Review – River Pointe

City Administrator Logan Propes explained the applicant is again requesting the item to be tabled for a month. They are finishing up the Development Agreement; it will probably be ready for the meeting in December.

To table until next month.

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

#### V. NEW BUSINESS

##### 1. Public Hearings

###### a. Rezone – 1101 Double Springs Church Road Connector

Mr. Brad Callender presented the application for rezone of this property from B-3 to PCD (Planned Commercial District) for a community recreation center. The YMCA site plan proposes one entrance off of Double Springs Church Road Connector into the site with associated parking, buildings, sports fields, and an archery range. He discussed the specifics of the project. The Code Office and Planning Commission recommend the request be approved with four conditions.

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

Ms. Andrea Gray, representing YMCA of Georgia's Piedmont, spoke in favor of the rezone. She stated Executive Director Angie Putnam and Engineer Brett McIver are also present to answer questions. She requested approval of the rezone for 38.19 acres from B-3 to PCD for a YMCA facility. She reviewed the site plan uses, proposed buildings, buffers, setbacks, lot coverage, design, building elevations, lighting, parking and grounds areas, lighted sports fields, signage, fencing, utilities, and landscaping. The facility and grounds will be owned, managed, and maintained by YMCA. She discussed the recommended conditions for approval from the Planning Commission. Ms. Gray stated they are fine with the conditions for limited land use, construction materials as submitted, and downward facing shielded lighting on the fields and parking lots. They requested that the Planning Commission not include the center turn lane as a condition, because it was a surprise to them. They only heard about it a couple of days before the Planning Commission Meeting. Therefore, they had not budgeted or scheduled for the center turn lane. These are important, because it is a non-profit community project. The Planning Commission changed the wording of the condition so that the funding can be worked out later. She requested for the City to continue working with them and to not make the center turn lane a formal condition of the rezone.

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

###### b. Conditional Use – 517 Hill Street

Mr. Brad Callender presented the application for conditional use of this property to allow a Child Care Center at an existing care center location. The half-acre property has been zoned P (Professional/Office/Institutional District) for many years. The building was built in 1977 and has operated as either a Child Care or Adult Care Center until 2019. It is considered nonconforming after being inactive for six months. The request is to re-establish the site as a Child Care Center. The Planning Commission recommends the request be approved without conditions.

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



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Ms. Sharon McDonald and Ms. Kendall Carter spoke in favor of the conditional use. The name of the center will be Exploring New Adventures Learning Academy and will give students the opportunity to get a head start on education. The center will have between 70 and 80 children, from six weeks old to five years old, from 6 am to 7 pm.

Mr. Mark McDonald spoke in favor of the conditional use. He and his wife bought the Childcare Center in 2007 and ran it until 2016. He closed the center in 2016, when his wife was killed in a car accident. He and his daughter converted the center into an Adult Day Care Center and ran it until 2019. He is leasing the property now, and it is only suitable for a Child Care Center or an Adult Day Care Center.

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

## 2. New Business

### a. Rezone – 1101 Double Springs Church Road Connector

Vice-Mayor Larry Bradley questioned what would happen from a construction standpoint should Council not approve the elimination of the condition for the turn lane. He questioned what adding the turn lane will do to the construction schedule.

Mr. Brett McIver answered adding the turn lane will add about three months to the construction schedule for it to be designed. He stated it would be helpful if they agree that it will be constructed, and things could be worked on simultaneously.

Mr. Bradley questioned how allowing things to go on concurrently will affect the way things have to happen in the Code Department.

Mr. Brad Callender stated the improvements requested on the condition would be included on the site development plans, which the Code Office has yet to receive. These improvements can be shown on the site development plans and approved concurrently with the site approval.

Ms. Andrea Gray explained turn lanes are not currently on the site plans. They will have to go back and redesign the plans to include them. Then, resubmit the plans to the Code Department, which would be a multiple month delay. She explained there is some critical funding tied to the project that requires breaking ground before the end of this year. It would help them tremendously timing wise if they could get started while simultaneously working on the new plans that include the turn lane.

City Administrator Logan Propes stated the City could offer a compromise. He explained it could subsequently be done as part of a development agreement if the turn lane issue could be agreed upon tonight. He instructed Ms. Gray to get the site development plans turned in to planning staff and continue working on the lanes at the same time, which should not hold the project up on getting started.

To approve the rezone for the community recreation center with the stipulated conditions and the modification presented by Mr. Propes and agreed upon by Ms. Gray. The stipulated conditions are: The only land use permitted on the site shall be the community recreation center and its accessory and ancillary uses. The facilities constructed on the site shall be constructed with materials as described and represented in the submitted application materials and pattern book. Future expansions of facilities and buildings shall also be constructed as represented in the submitted application materials and pattern book. Developer shall provide a center left-turn lane on Double Springs Church Road Connector for north-bound left turn movements entering the site (with the cost to be negotiated). All lighting on the site shall be downward facing and shielded to prevent glare and off-site lighting trespass.

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

### b. Conditional Use – 517 Hill Street

To approve the conditional use without conditions.

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



**c. Final Plat Approval – Mill Farm Place**

Mr. Brad Callender presented the Final Plat for approval to subdivide the property into 13 lots of single-family residences. All required agreements, declarations, and bond documents were submitted along with the final plat. The Code Office recommends approval as submitted, without conditions.

To approve the Final Plat for Mill Farm Place Subdivision as submitted.

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

**d. Application – Beer & Wine Package Sales – East Church Food Mart**

To approve the application.

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

**e. Approval – Chamber of Commerce Contract**

Ms. Teri Smiley, with the Walton County Chamber of Commerce, stated the annual contract is the standard renewal.

To approve the contract for the period of one year.

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

**f. Approval – Telecommunications & Right of Way Management Program Agreement and Resolution**

Finance Director Beth Thompson requested approval of the agreement with the Georgia Municipal Association. The agreement would be prorated for the remainder of 2022 and go through December 31, 2023. She explained that GMA has the capability of recovering additional franchise fees and tower rents for the City. They will provide the City of Monroe with a full audit of all franchise fees.

To approve the resolution and agreement.

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

**g. Renewal – Health and Ancillary Insurance**

Mr. Les Russell introduced Matt Bidwell, with MSI Benefits Group.

Mr. Matt Bidwell gave a brief overview of the benefits renewal and reviewed the employee by-weekly contributions schedule. He reviewed changes made last year and lowered deductibles for participating in the wellness program. He compared insurance renewals and claims for the last few years. Mr. Bidwell discussed the renewal offer in detail. The Aetna renewal will have a specific deductible of \$70,000. There will be a 2% increase in employee contributions for 2022. The City offers a base plan and a high option for dental coverage with MetLife. The higher dental plan will have a maximum annual amount of \$5,000 and have a 5% increase. This only affects employees with the high plan and does not impact the City’s cost at all. The voluntary vision insurance will have a slight increase. Life insurance provided by the City will remain unchanged for 2023.

To approve renewal of the 2023 Health & Ancillary Insurance Policies as presented.

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

**h. 1<sup>st</sup> Reading – Mayor and Council Annual Salary Increase Ordinance**

City Administrator Logan Propes explained the ordinance will increase the annual salary for the Mayor and Council. It will not take effect until the next Council is seated, which will be on

**MAYOR AND COUNCIL MEETING      NOVEMBER 8, 2022      6:00 P.M.**

January 1, 2024. The salary for Mayor will increase to \$1,200 per month and the salary for Council Members will increase to \$800 per month.

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

**i. 1<sup>st</sup> Reading – Speed Zone Ordinance Amendment**

Police Chief R.V. Watts explained the Ordinance renews the City's ability to run radar on the streets in the City, and additional City streets have been added to the list.

Vice-Mayor Larry Bradley questioned how the different speed limits are determined.

City Attorney Paul Rosenthal stated the speed limits are based on analysis done by the Georgia Department of Transportation.

City Administrator Logan Propes explained that Council has the power to amend the speed zones, but there are a lot of studies required in order to make any changes.

Mayor, Council, Chief Watts, Mr. Propes, and Mr. Rosenthal further discussed speed limits.

**j. 2<sup>nd</sup> Reading – Short-Term Rental Ordinance Amendment**

To adopt the Short-Term Rental Ordinance Amendment.

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

**VI. DISTRICT ITEMS**

**1. District Items**

Council Member Charles Boyce requested for a couple of more street lights to be added going from Mayfield Drive onto Plaza Drive.

Council Member Tyler Gregory stated the speed tables are better.

Council Member Nathan Little discussed the progress for the speed tables on Highland Avenue and stated they are still not done correctly.

Council Member David Dickinson stated that he just wanted to say "How about them Dogs!".

Council Member Lee Malcom stated that there are a lot of street lights out citywide, which is a concern since the time changed. She requested an inventory to be done on the lights that are out.

**2. Mayoral Update**

Mayor John Howard stated Charlie Tate Middlebrooks was born this morning, which is the first grandchild for Rodney Middlebrooks. The Christmas Parade will be on December 8.

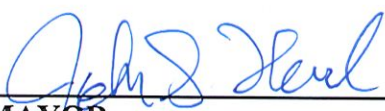
**VII. EXECUTIVE SESSION**

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

**RETURN TO REGULAR SESSION**

**VIII. ADJOURN**

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

  
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MAYOR

  
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CITY CLERK



**2446**

**MAYOR AND COUNCIL MEETING**

**NOVEMBER 8, 2022**

**6:00 P.M.**

The Mayor and Council met for an Executive Session.

Those Present:

John Howard  
Larry Bradley  
Lee Malcom  
Myoshia Crawford  
Charles Boyce, IV  
Norman Garrett  
Tyler Gregory  
Nathan Little  
David Dickinson  
Logan Propes  
Debbie Kirk  
Paul Rosenthal  
Russell Preston

Mayor  
Vice-Mayor  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member  
City Administrator  
City Clerk  
City Attorney  
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.

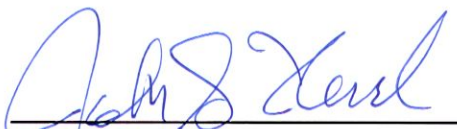
**II. Personnel Issue (s)**

**1. Personnel Matter**

Personnel matters were discussed, including attorney-client discussions.

**III. Adjourn to Regular Session**

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

  
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MAYOR

  
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CITY CLERK