

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

Staff Present: Jeremiah Still, Danny Smith, Matt McClung, Andrew Dykes, Beth Thompson, Brian Thompson, Rodney Middlebrooks, Patrick Kelley, Chris Bailey, Sadie Krawczyk, Brad Callender, Les Russell, Steve Conwell

Visitors: Sharon Swanepoel, Denise Etheridge, Lindsey Daniel, Huck Holder, Hunter Blair, Brian Widmer, Sunita Singh, Madison Graham Crews, Alexander Pulliam, Lisa Pulliam, Jim Wilson, Michael Reese, Gloria Reese, Jayne Sinclair, Penny Anderson, Michelle Johnson, Lori Volk, Courtney Fuller, JP Poreba, Kelvin Byrd, Allen Grubbs, Bob Saville, Wesley Sisk, Rick Huszagh

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Pastor Brian Widmer of Grace Monroe at the Mill gave the invocation.

2. Roll Call

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

3. Approval of Agenda

To table Item 1 – Preliminary Plat Review – River Pointe under Old Business.

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

To approve the agenda as amended.

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

4. Approval of Consent Agenda

- a. January 11, 2022 Council Minutes
- b. December 21, 2021 Planning Commission Minutes
- c. December 28, 2021 Historic Preservation Commission Minutes
- d. December 9, 2021 Downtown Development Authority Minutes
- e. December 9, 2021 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 Comments

Mr. Kelvin Byrd, of 25 Michael Etchison Spur, discussed police harassment. He stated that as a black man he already fears for his life and the police use intimidation to get things out of you. He continuously gets pulled over for the simplest things. He was pulled over by Mr. Palmer for his brake lights being out on January 4. Mr. Palmer asked him to step out of the vehicle to check the brake lights after looking at his license and registration. This made him know that something was suspicious. Mr. Byrd would not step out of the vehicle, so Mr. Palmer pulled out his baton. Mr. Byrd stated that he pulled off, because he was in fear of his safety. He drove straight to the Sheriff's Department for his safety. He immediately jumps out of his truck; Mr. Palmer tells him to get down, then hits him with the taser. He wanted to speak about what happened. The Police

are getting away with pulling people over for simple traffic violations in order to get a way into their cars to their property. They have rights like everyone else, but get treated like they don't have any rights.

Mr. Allen Grubbs, of 1160 Criswell Road, proposed changing the flag for Monroe. He believes the current flag has two fatal issues; the flag is not used and it is almost identical to the European Union flag. He presented a flag that he designed. The new flag has four red, white, and blue stripes with seven stars. The four stripes represent the State of Georgia, which was the fourth State to ratify the Constitution. The seven stars represent Monroe being the County seat for the seven incorporated communities, with seven points on the stars to represent the seven men of Monroe who went on to be Governor of Georgia. He has shown his flag to first responders, citizens, and shop owners who all like it. The flag is distinguished and the design is strong enough that it can be modified and still be recognizable.

III. BUSINESS ITEMS

1. City Administrator Update

City Administrator Logan Propes stated the Redistricting Workshop was held on January 31, where several maps were created; they will be continuing the process soon. The Blaine Street Station, where the new Police Department is located looks really good. Council should visit to see the progress; the RFP for the project will be done soon. The Traffic Calming Projects are out for bid, with a 30-day bid window; the project will be finished around summer time. The Downtown Green Project is also out for bid. He stated the Truck Bypass is making great progress; it is a high priority with the State of Georgia.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated all of the concrete pipe for the 2020 CDBG Project has been delivered, and the project is on schedule. The Plaza Project is on the punch list phase. The curbing caution strip needs to be painted, the sidewalks need to be pressure washed, and the front window panels need to be touched up. It should all be completed within the next few weeks. The entire complex will then go out for an RFP for the development. The engineers are still working on the site plans for the maintenance hangar. The terminal building is currently out for bid. Hopefully, it will come back near the proposed budget of \$550,000. There could potentially be another 12-unit t-hangar built. He explained they are shopping around to different vendors to get the vehicle and uniforms logos changed to the new City logo. The pavilion at Mathews Park should start being built in the next three to four weeks. The restrooms are almost complete and should be installed by March or April. The artificial beds and feeder for the lake will be installed on February 17. The street crews have been very busy with sidewalks, cleanup, leaves, taking down the lights in Childers Park, and repairing a sinkhole near the library. He stated purchasing and procurement are very busy with bids.

3. Department Requests

a. Airport: FBO Commercial Lease Agreement

Mr. Chris Bailey presented the recommendation for approval of the five-year Commercial Lease Agreement for Fair Weather Flights, LLC, to continue as the Fixed Base Operator (FBO) of the Cy Nunnally Memorial Airport. This lease agreement will serve as the renewal option for the second five-year term.

To approve the FBO Commercial Lease Agreement with Fair Weather Flights, LLC as presented.

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

b. Finance: Renewal – Property and Casualty Insurance

Ms. Beth Thompson stated the property and casualty insurance renewal covers the time period from April 2022 to April 2023. There is a 4.99% increase in the premium. She explained approval of the renewal appears as if it would be over the budgeted amount, but it goes three months into 2023, so those months will carry forward into the 2023 Budget. It will actually be less than budgeted based on how it is accrued; accrual of the expense will be partially in 2023 as a prepaid item.

Mr. Bob Saville stated a five percent increase is a good number in the insurance industry this year. The City had some claims experience this year. He explained the 2022 renewal details for the property and casualty insurance. There was very little change in the exposures of vehicles, property, and equipment. All of the carriers have lost money on the Cyber Liability coverage,

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making the premiums double and the deductibles go up. There are additional steps that the carrier wants the City to take to be more secure. He has gone through all of the steps with Steve Conwell to make sure there is no disruption. The maximum guidelines from Travelers were used to decide the minimum premium and minimum deductible, but it could be less than that amount.

City Administrator Logan Propes stated Steve Conwell has done a great job; he has put in a lot of work getting the multifactor authentication implemented.

To approve renewal of the property and casualty insurance coverage.

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

c. Fire: Fire Truck CIP Addition Request

Fire Chief Andrew Dykes requested approval to use \$575,000.00 of ARPA Funds to proceed with the purchase of the fire engine, through a Sourcewell Cooperative Purchasing Contract. The purchase is currently listed in the 2023 Capital Budget for \$500,000.00. He is expediting the request, because there are multiple issues facing that manufacturing market. There is a 14-month lead time, and there will also be a 7.5% increase in production costs implemented later this year. Even if it gets ordered right now, it would be at least July of 2023 before the engine arrives or a payment is made. There is a 14-month lead time, and the Cooperative Purchasing Contract will expire in April. ARPA Funding could be utilized to get the fire engine ordered, and ordering it now would save in the price increase. He stated there will need to be some budget movement for the funds to be available upon delivery.

Ms. Beth Thompson explained the request is for approval to purchase the apparatus using money from the American Rescue Fund, instead of CIP Funding. There will not actually be any funds moved until 2023.

To approve the new Fire Engine purchase to be funded by ARPA as presented.

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

d. Public Works: Commercial Garbage Truck

Mr. Danny Smith requested to purchase a Heil Front-Load Garbage Truck for \$319,835.00, with the increase of \$18,835. The truck will be purchased through Sourcewell, the national membership contract. He explained the purchase was preapproved by the Public Works Committee to get ahead of another potential increase next month. This unit will become the second primary truck, and the Mack will be used as the backup unit.

To purchase the garbage truck from Carolina Environmental Systems for \$319,835.00.

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

e. Utilities: Emergency Purchase of Truck

Mr. Rodney Middlebrooks explained the pump station truck suffered engine damage, which resulted in an emergency purchase for a replacement. Rick Hendricks Chevrolet had the lowest bid amount of \$66,199.64 from the three bids received.

To approve the emergency truck purchase from Rick Hendricks Chevrolet for \$66,199.64.

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

IV. OLD BUSINESS

1. Preliminary Plat Review – River Pointe

Tabled.

V. NEW BUSINESS

1. Public Hearings

a. Rezone – 120 Vine Street

Code Enforcement Officer Patrick Kelley presented the application from Brown Oil Distributors, LLC and Down to Earth Properties LLC for rezone of this property from MH (Manufacturing Housing District) to PID (Planned Industrial District). The property is formerly known as the Conestoga Mobile Home Park. The Code Office recommends the request be approved as

submitted with conditions. The Planning Commission recommended approval with the removal of a NAICS Code, which included meat rendering. He explained the applicant has modified their request to remove all uses from that Code except for the rendering of grease, which would eliminate the potential slaughter house concern. The Code would then be left with the singular use permitted.

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.

b. Zoning Ordinance Code Text Amendment #13

Code Enforcement Officer Patrick Kelley explained the language will be amended concerning the Walton Mills Historic Overlay District (MHDO) in Section 644.2 of the Zoning Code; the minimum acreage will be reduced from one acre to four-tenths of an acre. Subsection numbers will be added to insert new subsections in Section 643.3 to revise a number of listed locations. This will basically remove the Central Business District (CBD) from the Corridor Design Overlay District (CDO) requirements, because they both have their own Certificate of Appropriateness process in the Zoning Ordinance, as it was adopted recently.

Vice-Mayor Bradley questioned the purpose for the change in the MHDO.

Mr. Kelley stated the MHDO has been in the Zoning Ordinance since 2007 and has yet to be utilized. This will give a smaller aggregation of land or smaller existing parcels down to a quarter of an acre an opportunity. It would encourage a different and additional type of infill for the City, to allow for residential development and small cluster type development.

Mr. Bradley clarified that if this amendment is approved and infill takes place, the infill would fit into what already exists, because many of those houses already fit under the change.

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

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

No Action.

2. New Business

a. Rezone – 120 Vine Street

To approve the rezone as presented.

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

b. Appointments (2) – Tree Board

To appoint Camille Garrison to a three (3) year term to expire March 1, 2025.

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

To appoint Susan Sykes to fill the unexpired term of Susan Pelham to expire March 1, 2023.

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

c. 2nd Reading – Procedural Ordinance and Resolution Readings

City Attorney Paul Rosenthal gave the second reading of the ordinance to limit the full and complete oral reading of Ordinances and Resolutions at City Council Meetings. He explained Ordinances and Resolutions will be accepted in their summary form, absent of an objection or request for the full reading.

To adopt the ordinance.

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

d. 1st Reading – Zoning Ordinance Code Text Amendment #13

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

e. Resolution – Amendment to the Walton County Service Delivery Strategy

City Administrator Logan Propes stated the original 2019 Service Delivery Strategy was amended a couple of months ago. The update was primarily related to the Joint Development Authority, water and sewer infrastructure, and clarifying the City of Monroe's position on wastewater service areas. He explained the City of Loganville did the same as the City, but all of the timing didn't line up. The purpose of this resolution is to amend the SDS for Loganville's recent SDS amendment to wastewater.

To approve the resolution as presented.

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

f. Resolution – Support of Grant Match Application for 2022 Historic Preservation Fund CLG Survey & Planning Grant

Ms. Sadie Krawczyk explained the resolution is part of the grant application, which is through the Historic Preservation Division. The City received the same grant last year; it will be used to update the City's Historical Resources Survey.

To approve the resolution as presented.

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

VI. DISTRICT ITEMS**1. District Items**

Council Member Lee Malcom stated Publix opened with record-breaking attendance. The traffic flow has not seemed to be terrible, and there haven't been any bottlenecks so far.

2. Mayoral Update

Mayor John Howard stated Allen Yancey from the Monroe Area High School and the Environmental Club will have a Community Cleanup on February 19. The COVID numbers are down; testing is still being offered at Blaine Station. He congratulated Sadie, Leigh Ann, and the DDA for having more than 106,000 visitors at City events last year. There was \$18.4 million in public private investment.

Ms. Sadie Krawczyk stated the next Public Engagement Meeting for the Comprehensive Plan will be held on February 1 at 6:00 pm at the Monroe Cotton Mills.

City Attorney Paul Rosenthal gave an overview of the Opioid Settlement. His office received the documents today. It will come before Council in March at which time it must be acted upon. The Opioid Litigation is basically a lawsuit from the government against opioid manufacturers and opioid distributors for the pandemic problems that opioid addictions have caused within local jurisdictions. There was a national settlement with the three major distributors and one of the main manufacturers this past July. There is an opt-in provision, which is essentially a class action lawsuit, and the class action members are the local governments and state governments. The deadline is March 31, so if Council chooses to opt-in, then action will need to be taken at the March Council Meeting. Opting in will put the City of Monroe in the pool to receive a pro rata portion of funds from the settlement. He explained any funds received must go towards abating costs related to the opioid pandemic and ways to alleviate issues related to the opioid pandemic within the City.

VII. ADJOURN

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



MAYOR



CITY CLERK