

MAYOR AND COUNCIL MEETING

July 8, 2025

6:00 P.M.

The Mayor and Council met for their Regular meeting.

Those Present:	John Howard	Mayor
	Lee Malcom	Vice-Mayor
	Julie Sams	Council Member
	Charles Boyce	Council Member
	Myoshia Crawford	Council Member
	Adriane Brown	Council Member
	Tyler Gregory	Council Member
	Greg Thompson	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Paul Rosenthal	City Attorney
	Russell Preston	City Attorney

Staff Present: RV Watts, Andrew Dykes, Chris Bailey, Brad Callender, Beth Thompson, Rodney Middlebrooks, Brian Wilson, Mike McGuire, Kaitlyn Stubbs, Les Russell, Nick Silverburg, Laura Powell

Visitors: Nan Wilcox, Jonathan Freeland, Francisco Ramirez, Jason May, Mike Torino, Jeff Russell

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Randy Pugh, from Annie Mary Baptist Church, gave the invocation.

2. Roll Call

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

3. Approval of Agenda

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

4. Approval of Consent Agenda

- a. May 8, 2025 Downtown Development Authority Minutes
- b. May 8, 2025 Conventions and Visitors Bureau Minutes
- c. June 10, 2025 City Council Minutes
- d. June 10, 2025 Executive Session Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM

1. Public Presentation

No presentations.

2. Public Comment

Gareth Finley- shared her opinion regarding her opposition of approval for the application for a liquor license to Richard Miley of Catch 22.

III. BUSINESS ITEMS

1. City Administrator Update- Logan Propes

Mr. Propes stated that House Bill 746, regarding the floating homestead opt-in, will be a referendum in November for people to vote opt-in or opt-out. He is waiting on clarification from the Georgia Secretary of State regarding the resolution process, but believes we should have the information by August to get to the Walton County Elections Office. He also mentioned that he has the tax digest in hand from the Property Appraisals Office at the County, and will be reviewing it. Mr. Propes will get back to everyone so the millage rate can be determined and the adoption made, in August, so the Tax Commissioner can get the tax bills out.

2. Assistant City Administrator Update- Chris Bailey

Mr. Bailey is combining the Assistant City Administrator Update, Central Services report, Solid Waste report, and Streets and Transportation report as Mr. Croy, Mr. Smith, and Mr. Still are not present. Mr. Bailey noted that the Main Street offices have moved to the Welcome Center, so be sure to stop by and check it out. At the airport, runways 1, 2, and 3 are in need of clearing at the ends due to natural growth. There has been good progress on runway 3 and positive discussions have been had with property owners regarding doing some work for us. The Georgia Outdoor Stewardship Program's application is due on August 1, 2025. We applied the River Park for that grant, and we currently have Hall and Associates and Keck and Wood working with us to strengthen that application. Mrs. Thompson will have a contract request for the TAP Grants, specifically for the Highland-Broad-Lumpkin Street Agreement where we awarded Ohmshiv Construction with a low bid, but this will be the officials of the contracts. First Friday Concert on June 6, 2025 had 4,500 people in attendance and the Crepe Myrtle Festival saw 13,400 people in attendance.

3. Department Reports

- a. Monthly Central Services Report- Chris Bailey
- b. Monthly Code Report- Brad Callender
- c. Monthly Economic Development Report- Brian Wilson
- d. Monthly Finance Report- Beth Thompson
- e. Monthly Fire Report- Chief Dykes
- f. Monthly Police Report- RV Watts
- g. Monthly Solid Waste Report- Chris Bailey
- h. Monthly Streets & Transportation Report- Chris Bailey
- i. Monthly Telecom Report- Mike McGuire
- j. Monthly Water, Sewer, Gas & Electric Report- Rodney Middlebrooks

IV. NEW BUSINESS

1. Public Hearing

a. 1521 S. Broad Rezone-

Brad Callender presented information regarding the rezone and conditional use of the property (+/- 6.08 acres), together, but stated that Council will have to act on the two line items separately. The property is currently zoned M-1 and the owners would like it rezoned to B-3. The conditional use is for a convenience store with fuel pumps. Background regarding site: was originally approved, by City, in October 2021, and received the CDO-COA. The LDP was issued on March 6, 2024, and expired on September 6, 2024, having no work started. The developer and owner were unable to start work, due to a material issue, but are ready to move forward now. Since the expiration, the City's Zoning Ordinance Amendment was passed December 10, 2024. Planning Commission Recommendation is for approval of rezone and conditional use as submitted without conditions. Brad mentioned that the entrance way has been approved since they went through their engineering, so they have a substantial and entrance plan and permit approved by GDOT.

Public Comment

Nan Wilcox, with Carter Harkleroad Group, the civil engineering firm who has been assisting Jeff Russell the owner/developer of the property, stated the following. She confirmed they have gone through the COA process, and have obtained all of the permits from GDOT. She stated that they had simply run into some material issues, and it had become cost prohibited to do the project. However, they are now re-committed to the project. They have worked extensively on road studies required by GDOT. The project consists of a convenience store and two retail stores on either side with five pumps.

b. 1521 S. Broad Conditional Use

Mr. Callender presented both rezone and conditional use together.

Public Comment

Nan Wilcox spoke for Jeff Russell, owner and developer of the property.

2. New Business

a. 1521 S. Broad Rezone

*Motion to approve by Dickinson, Seconded by Sams
Passed unanimously*

b. 1521 S. Broad Conditional Use

*Motion to approve by Malcom, Seconded by Sams
Passed unanimously*

c. Application - Beer & Wine on Premise Consumption and Restaurant Distilled Spirits - Amici Monroe

*Motion to approve by Thompson, Seconded by Malcom
Passed unanimously*

d. Application – Beer & Wine, Distilled Spirits, and Sunday Sales – Consumption on Premise License – Catch 22

David Dickinson asked Paul Rosenthal if there was anything in the information, presented by Gareth Fenley, that should cause concern? Mr. Rosenthal stated the application was in order and in compliance with ordinances.

*Motion to approve by Dickinson, Seconded by Crawford
Motion failed (6-2)*

e. Application – Beer & Wine Package License – Broad 1312

*Motion to approve by Thompson, Seconded by Boyce
Passed unanimously*

f. Construction Agreement for TAP project

Mrs. Thompson stated this was recommendation for approval of the Construction Agreement between Ohmshiv Construction LLC and GDOT. This is for the construction phase for N. Broad Street, E. Highland Avenue and N. Lumpkin Street for the transportation, sidewalk, and enhancement. The agreement states \$3,879,115.25 to Ohmshiv Construction and \$10,000.00 to GDOT.

*Motion to approve by Sams, Seconded by Brown
Passed unanimously*

g. Resolution for Amicus Brief to Georgia Supreme Court

Paul Rosenthal explained that the City of Milton case is going to the Georgia Supreme Court for several raised questions. This resolution would show the City of Monroe's support of the City of Milton's legal efforts in the case Chang v. Milton and for questions to be answered, by the Georgia Supreme Court, regarding sovereign immunity and the like as it relates to local municipal road ways. The case is a jury verdict returned against the City of Milton for \$35,000,000.00 as the result of a planter tree in the right of way of one of the City of Milton's local streets which resulted in a young man's death. There are several issues of sovereign immunity and there is currently legislation pending. Counties have a better go of it, than cities, as far as sovereign immunity goes. Mayor Howard confirmed the tree had been there over twenty years, before the City's annexation, and the State and the County have a maximum amount and the City does not. State has a \$3,000,000.00 cap and the County has sovereign immunity up to the level of the insurance, usually \$1-2,000,000.00. Cities do not have that security. Mr. Dickinson commented that he has never understood why counties have more sovereign immunity than cities do.

*Motion to approve by Dickinson, Seconded by Thompson
Passed unanimously*

h. DR Horton Development Agreement

Brad Callender explained that the agreement was in relation to a storm water pond and that DR Horton had taken possession of a development, after a final plat was approved last October by City Council, and bought from McKinley Homes. DR Horton had done work without a permit and the City caught them. The pond was asked to be brought back to its original state, but the City worked with DR Horton who asked to keep the pond as it was to help with some sediment issues/runoffs while they built the homes. Therefore, the new Development Agreement was drafted to deal with the issue and allows DR Horton to keep the pond on the property until a certain period of time until they can remove and replace it with the previous storm water infrastructure. Mr. Rosenthal added that this is the Brookland

Commons Development that may have been rezoned back in 2004-2005. Homes are being built and this is to fix the issues on the storm water at the end of their development. DR Horton has been very accommodating.

*Motion to approve by Dickinson, Seconded by Gregory
Passed unanimously*

i. Capital Improvement Element & Impact Fee Study Adoption

Brad Callender recapped that the last time Impact Fee information was presented was last January. Brief summary, in 2022, within the Comprehensive Plan, we adopted some Work Programs and in those Programs tasked to explore the adoption of impact fees. In 2023, the City hired Hall Consulting (Marilyn Hall) to assist the City with the process for adopting impact fees. On April 11, 2023, the first Public Hearing was held and Hall Consulting presented information to Council regarding methodology for creating impact fees and outlined the adoption process. Per Cynthia Hall's direction, City Council appointed a 5-member, Development Impact Fee Advisory committee that met on June 28, 2023 and August 16, 2023. The committee reviewed the draft Capital Impact Element and Impact Fee Study that was prepared by Hall Consulting at both meetings. The committee, at the August meeting, voted to recommend that impact fees would benefit the City and further recommended to City Council to proceed with the adoption of the impact fees. On January 9, 2024, City Council approved Transmittal of the Capital Improvement Element and Impact Fee Study to the Department of Community Affairs and the Northeast Georgia Regional Center for review and approval. After rounds of reviews and revisions, the CIE and IFS were approved by the DCA and NEGRC on July 30, 2024 (City can now require impact fees). So, the next required step in the impact fee adoption process, and what is before you this evening, is for City Council to adopt the Capital Improvement Element and Impact Fee Study approved by DCA/NEGRC. Once the CIE and IFS are adopted by City Council, the final steps in the Impact Fee Adoption process will be to conduct two public hearings. So, not adopting impact fees this evening, that will happen at a later date.

*Motion to approve by Gregory, Seconded by Thompson
Passed unanimously*

j. Fixed Base Operator (FBO)- End Lease Agreement

Chris Bailey stated this is a request for a mutual termination of our current lease agreement with Fairweather Flights, who have served as our FBO since 2018. It was automatically situated to terminate on December 31, 2026.

*Motion to approve by Malcom, Seconded by Boyce
Passed unanimously*

k. Fixed Base Operator (FBO)- Lease Agreement

Chris Bailey stated that this is a request to enter into a lease agreement, subject to approval of final details with the proposed company to take over the FBO, Fellowship Aviation. They will assume the lease agreement through December 31, 2026 and the subsequent lease, for the next five years, beginning January 2027 through December 2031. Paul Rosenthal added that motion be moved to approve subject to Rosenthal Wright's final approval because they are finalizing a few minor details.

*Motion to approve by Sams, Seconded by Boyce
Passed unanimously*

l. River Pointe Phase 1 Final Plat

Brad Callender presented the project as +/-48.50 acres, zoned R-1, single-family residential subdivision off of Double Springs Road. The preliminary Plat was approved on February 14, 2023, for a total of 200 acres, 4 phases, and 297 total lots. However, what you are considering this evening is the final plat approval for recording for Phase 1, 48.5 acres, and 47 lots. The one access to the site will be off Cedar Ridge Road. The lift station has been constructed that will service the sewer for the project. There will be easements dedicated for that purpose and there will be easements throughout the project will be serviced until they dedicate roadways for the rest of the project.

*Motion to approve by Gregory, Seconded by Sams
Passed unanimously*

- m. School Resource Officer new contract for Foothills, George Walton Academy, and Monroe Area High School

RV Watts stated that these are the new contracts for the 2025-2026 school year for Council's approval.

*Motion to approve by Dickinson, Seconded by Brown
Passed unanimously*

- n. Discussion/Approval: Intergovernmental Agreement with DDA for the 208 S. Broad Street CDBG RDF Loan Grant

Paul Rosenthal stated that this will allow the project to move forward. In summary, Council has already approved the application, the grant has been awarded, there have already been 2-3 public hearings that were required, and now we are ready, subject to DCA's final review and approval of documents to get this closed for the developer which we expect to happen later this month, subject to this IGA being entered into and agreed upon. The agreement is going before the DDA, for their review and approval, on Thursday as well.

*Motion to approve by Gregory, Seconded by Sams
Passed unanimously*

- o. Discussion/Approval: Resolution authorizing a City of Monroe RLF Loan to JEC Development for \$140,000 for 208 S. Broad Street

Paul Rosenthal stated this is related to the prior discussion/approval and has already been through the pipeline with DDA, who is your RLF Loan Approval Committee, and they have recommended this approval. Now, Council needs to adopt this resolution, similar to the one you adopted on the RDF Grant. This is a loan for \$140,000.00 under the terms of your RLF Loan underwriting policies that you approved back in 2016 (from the Livery Stable where this all started). The Livery Stable Grant has put money into this fund and you are able to re-loan it to other projects. This item and the next item are to approve/authorize the \$140,000.00 to go to this loan to JEC for 208 S. Broad and the next to be the IGA to control that loan agreement with the DDA.

*Motion to approve by Gregory, Seconded by Thompson
Passed unanimously*

- p. Discussion/Approval: Intergovernmental Agreement with DDA for a City of Monroe RLF Loan to JEC Development for \$140,000 for 208 S. Broad Street

*Motion to approve by Gregory, Seconded by Thompson
Passed unanimously*

V. DISTRICT ITEMS

1. District Updates


- a. Malcom- no comments
- b. Crawford- no comments
- c. Boyce- no comments
- d. Sams- The fireworks on July 4th were amazing, so thank you to those who made them happen.
- e. Brown- wants to remind everyone of two events going on this month, 1. Shepherds House will have their Back to School event on Saturday, July 19th, from 12-4; 2. Habitat for Humanity, partnered with Tuscan Community Services, will have theirs on July 26th from 10-2, at the Boys and Girls Club, and it is called Invest in Health. There will be health fairs at both. Tuscan Community Services helps those who have food insecurities. Gave a shout out to Mike for helping her out with a server problem and to the MPD for slowing down on speeders.
- f. Gregory- congratulated C. Boyce for coaching position and thanked Mike and his team for going out and working with non-profit A Child's Voice. Appreciates everything that everyone does.
- g. Thompson- Echoes what Ms. Sams said regarding fireworks and thanked the City staff for all that they do.
- h. Dickinson- no comments

2. Mayoral Update

- a. Mayor Howard shared that the Town Green has been visited by 113,600 guests over the previous 12 months. Average use of 500 people per week, most packed around 5-7 PM. Encouraged everyone to read the books "Strong Towns," that Logan distributed last year, which discusses form based codes and we can move forward with that.

VI. ADJOURN- 7:08pm

*Motion by Malcom, Seconded by Crawford
Passed unanimously*


John Howard, Mayor


Laura Powell, City Clerk