

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Lee Malcom	Vice-Mayor (via phone)
	Myoshia Crawford	Council Member
	Julie Sams	Council Member
	Adriane Brown	Council Member
	Tyler Gregory	Council Member
	Greg Thompson	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Beverly Harrison	Interim City Clerk
	Paul Rosenthal	City Attorney

Absent:	Charles Boyce	Council Member
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Staff Present:	Danny Smith, Jeremiah Still, Matthew McClung, Andrew Dykes, Beth Thompson, Rodney Middlebrooks, Mike McGuire, Chris Bailey, Brad Callender, Kaitlyn Stubbs, Les Russell, Sandy Daniels, Amylee Hammond, Teri Giles
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Visitors:	Carl Morrow, Mandy Bond, Lexi Bond, Lauren Culpepper, Banks Collier, Kaely Duckworth, Nathan Boyd, Kristin Ward, Joy Wilson, Bibi Kanwal Rashdi, Nikhil Agarwal, Kurt Duel, Angie Putman
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**I. CALL TO ORDER – JOHN HOWARD**

**1. Invocation**

Lexi Bond gave the invocation.

**2. Roll Call**

Mayor Howard noted that all Council Members were present, except for Council Member Charles Boyce. Council Member Lee Malcom was present via telephone. There was a quorum.

**3. Approval of Agenda**

Add Item 1 (j) – Statewide Mutual Aid Agreement under Section IV – New Business.

To approve the agenda as amended.

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

**4. Approval of Consent Agenda**

- a. January 9, 2024 Council Minutes
- b. January 18, 2024 Council Minutes
- c. January 9, 2024 Executive Session Minutes
- d. December 19, 2023 Planning Commission Minutes
- e. December 21, 2023 Historic Preservation Commission Minutes
- f. December 14, 2023 Downtown Development Authority Minutes
- g. December 14, 2023 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

**II. PUBLIC FORUM****1. Public Comments**

Ms. Joy Wilson stated that she is an inspirational song writer from Houston, Texas. She discussed positive, expressive change, and focused application.

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

City Administrator Logan Propes welcomed Sandy Daniels, the new Main Street Coordinator. The City is partnering with the Walton County Development Authority and Walton Works to have Workforce Wednesday, which will be held in the Council Chambers at City Hall tomorrow from 1:00 to 4:00.

**2. Assistant City Administrator Update**

Assistant City Administrator Chris Bailey explained results from the State study concerning hangars will be out next week. There are two TAP Grants out for bids. The Car Show will be on March 16, and the First Friday Concert series starts on May 3. The regular season for the Farmers Market will be April 6 through September 28, and the winter season will be November 2 through December 14. Community Cleanup Day will be on April 20.

**3. Department Requests****a. Public Works: Mattress Collection and Disposal Service Fee**

Mr. Danny Smith requested approval to implement a \$15 service fee to help cover the costs for curbside mattress collection and disposal. The current vendor, Garrett Farms, charges a disposal fee of \$30 per mattress and \$20 per box spring. The new recycling vendor, San Pedro, will place a 53-foot trailer on site for \$600 per load. There have been 124 mattresses picked up as of January, which cost the City over \$3,000.

To approve the Mattress Collection and Disposal Service Fee as presented.

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

**IV. NEW BUSINESS****1. New Business****a. Application – Beer & Wine Package Sales – Allstar**

To approve the application.

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

**b. Application – Beer & Wine Package Sales – North Monroe Food Mart LLC**

To approve the application.

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

**c. Application – Beer & Wine Package Sales – Marathon Food Mart**

To approve the application.

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

**d. Application – Beer & Wine On-Premise Consumption – Monroe Pizzeria**

To approve the application.

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



e. Resolution – Support of Grant Match Application for 2024 Historic Preservation Fund  
CLG Survey & Planning Grant

Mr. Brad Callender explained this is the fourth and final installment to engage in the application process for the 2024 Historic Preservation Fund CLG Survey and Planning Grant to update the City's historic property survey and maintain a Certified Local Government Status.

To approve the resolution.

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

f. Intergovernmental Agreement to Purchase DDA Property

City Administrator Logan Propes recommended approval of the Intergovernmental Agreement with the Downtown Development Authority concerning the purchase and sale of 112 South Wayne Street, Monroe, Georgia 30655. The property consists of approximately 0.522 acres. The title will be transferred from the DDA over to the City of Monroe, so the parking enhancement plan can take place.

To approve the Intergovernmental Agreement to Purchase the DDA Property.

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

g. 2025 SPLOST Intergovernmental Agreement Renewal

City Administrator Logan Propes recommended approval of the SPLOST Intergovernmental Agreement with Walton County and its Municipalities, pending final updates of the Capital Projects in Schedule A to comport with allocation of municipal proceeds in Schedule B. The current SPLOST Program expires on December 31, 2024. The renewal is slated to be on the May 21, 2024 ballot. This is not a new tax; it is only a continuation of the existing penny tax.

Mayor, Council, and Mr. Propes discussed the two options and Option 1 being more flexible.

Mr. Propes explained that the City cannot promote a SPLOST but can educate the public. Walton County has assigned a Tier 1 project designation to the SPLOST for the County Public Safety Project, meaning they are entitled to up-front funding of the portion of SPLOST that will pay the debt service of the facility. However, through negotiations, the County will allow the Cities to continue to collect taxes each month while they take enough off the top each month to fill the debt service reserve requirements. Essentially, this allows the Cities to maintain SPLOST project cash flows instead of waiting almost two years to begin collections.

To approve the 2025 SPLOST Intergovernmental Agreement Renewal, with Option 1, subject to final revisions and approval by City Attorney.

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

h. YMCA Development Agreement

City Administrator Logan Propes recommended approval of the Development Agreement with the YMCA, which has demonstrated its community service impact for the City of Monroe residents. The City cannot change any rates, but the City can provide elements of support such as in-kind contributions. Items in the agreement include waiver of utility tap / connection fees, waiver of any future impact fees, assistance for a deceleration lane to support safe ingress / egress, waiver of any construction bonding requirements, and support for three electric transformers (if determined to be in the City electric territory). He requested to also waive the permitting fees, which would need to be added.

To approve the YMCA Development Agreement, with the addition of waiving permitting fees.

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

**i. Infill Development Pilot Planning Projects Funding Request**

City Administrator Logan Propes requested approval to allocate up to \$75,000 from the remaining ARPA funds to proceed with Infill Development Pilot Planning Projects. Items may include a cottage court prototype; off-the-shelf plan sets for cottages or complementary infill multifamily such as a ten plex with the goal of ensuring the character of the City remains intact with infill development and redevelopment. Other potential items may include redevelopment character area plans. This process can complement the Form Based Code Process currently underway.

To approve the Infill Development Pilot Planning Projects Funding Request.

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

**j. Statewide Mutual Aid Agreement**

Fire Chief Andrew Dykes requested approval of the Statewide Mutual Aid and Assistance Agreement, which must be approved every four to five years.

To approve the Statewide Mutual Aid and Assistance Agreement.

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

**V. DISTRICT ITEMS**

**1. District Items**

Council Member Tyler Gregory thanked Rodney Middlebrooks and his crews for their help with the flooding situation in District 6.

Council Member Greg Thompson stated he is excited about the possibility of SPLOST for getting sidewalks connected.

**2. Mayoral Update**

Mayor John Howard stated Kelly Watts is the Star Teacher at George Walton Academy. The sole purpose of the City as a government is to provide services. He discussed GMA having Georgia Cities Solutions, which is a separate non-profit entity.

**VI. ADJOURN**

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

  
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MAYOR

  
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INTERIM CITY CLERK