

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

Staff Present: Danny Smith, Chris Croy, Beth Thompson, Darrell Stone, Patrick Kelley, Sadie Krawczyk, Chris Bailey, Beverly Harrison

Visitors: Andrew Kenneson, Les Russell, Leigh Ann Walker, Amy Leigh Dire, Todd Ware, Robbie Groves, Jeff Stewart, Gordan Davidson, Wes Sorrells, Hal Breedlove, Kim Smith, Connie Casey, Steven Brand, Rick Goddard, Jane Camp, Crista Carrell, Rick Holder, Victoria Tuttle, Gail Huie Smith, Perry Nell Sorrells, Grace Head, Lisa Anderson, Dianne Hardin, David Field, Susan Pelham, Jr. Hogan, Cindy Jordan, Steve Brown, Susan Brown, Gloria Briscoe, Chip Ferguson, Mary Bates, Mark Moore, Kim Moore, Lindsey Hickman, Joshua Parker, George Baker III, Jimmy Norton, Dawn Young, Nichole Nunnally, Jessica Rosenthal, Tracy Hanson, Lee Nunnally, Bob Rosenthal, Nancy Nunnally, John Nunnally, Rick Huszagh, Elaine Hanson, Jerome Hanson, Emma Rosenthal, Bella Rosenthal, John Paul Davis, Brian Roth

### **I. CALL TO ORDER – JOHN HOWARD**

#### **1. Invocation**

Pastor Lynn Hill with Smith Memorial AME Zion 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 Malcom, seconded by Adcock.  
Passed Unanimously*

#### **4. Approval of Consent Agenda**

- a. July 2, 2019 Council Minutes
- b. July 16, 2019 Council Minutes
- c. July 23, 2019 Historic Preservation Commission Minutes
- d. May 9, 2019 Downtown Development Authority Minutes
- e. June 20, 2019 Downtown Development Authority Minutes
- f. July 11, 2019 Downtown Development Authority Minutes
- g. July 11, 2019 Downtown Development Authority Planning Retreat Minutes
- h. May 9, 2019 Conventions and Visitors Bureau Minutes
- i. June 20, 2019 Conventions and Visitors Bureau Minutes
- j. July 11, 2019 Conventions and Visitors Bureau Minutes

**MAYOR AND COUNCIL MEETING      AUGUST 13, 2019      6:00 P.M.**

- k. Airport Consulting and Engineering Services – Approval of Goodwyn, Mills, and Cawood for the next four years. (Recommended for Council approval by Airport Committee August 6, 2019)
- l. Emergency Purchase – Engine for Loader at Transfer Station – Approval of replacement by Flint Equipment for \$39,326.23. (Recommended for Council approval by Public Works Committee August 6, 2019)
- m. On-Call Engineering – Keck and Wood – Approval of agreement for transportation and parks related projects. (Recommended for Council approval by Public Works Committee August 6, 2019)
- n. Emergency Restoration Plan – Plan to be presented to the full Council for adoption. (Recommended for Council approval by Utilities Committee August 6, 2019)
- o. Purchase – Spring Street Relocation Poles – To purchase from Anixter for \$77,969.00. (Recommended for Council approval by Utilities Committee August 6, 2019)
- p. 2020 CDBG Grant Writing and Administration Services – Approval of agreement with Allen Smith Consulting. (Recommended for Council approval by Utilities Committee August 6, 2019)
- q. 2020 CDBG Engineering Services – Approval of agreement with Carter & Sloope. (Recommended for Council approval by Utilities Committee August 6, 2019)
- r. Approval – Out of State Travel – To allow Rodney Middlebrooks and Jessica DeBenedictis to attend the Biological Processes Seminar in Chicago, Illinois on August 22, 2019, at no cost to the City. (Recommended for Council approval by Utilities Committee August 6, 2019)
- s. Approval – Out of State Training – To allow David Novak and Joshua Esslinger to attend the Water on the Fire Conference in Pensacola, Florida, August 27-29, 2019, for a total of \$1,364.57. (Recommended for Council approval by Public Safety Committee August 6, 2019)
- t. Parks Master Plan – To adopt the City of Monroe Parks Master Plan. (Recommended for Council approval by Parks Committee August 6, 2019)

Item N is not part of the Consent Agenda, it is listed as a separate Item under New Business. To approve the consent agenda as amended.

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

**II. PUBLIC PRESENTATION****1. Monroe Museum**

Ms. Kim Mulkey Smith gave a presentation. She thanked the City of Monroe and Downtown Development Authority for their collaborative partnership with the Museum. She discussed Wikipedia's definition of museum. The Monroe Museum opened at the Old City Hall location in the Fall of 2015. The Museum was established in order to bring history to life through story telling. She discussed the evolvement of the Museum, noting that one gallery has increased to five galleries. In 2017 the Museum was selected as one of 12 Cities in Georgia to host the Smithsonian Traveling Exhibit. They collaborated with the Historical Society of Walton County and the American Legion Auxiliary on the Governors of Walton County Exhibit and the Poppy Lady Exhibit in 2018. She stated this year they plan to do more outreach and upgrade their archives.

*No Action.*

**2. County Safety and Public Awareness Survey – City of Social Circle**

Ms. Robbie Groves gave a presentation. She stated the City of Social Circle's gas line connects to the Transco Pipeline. They are trying to bring public awareness to the pipeline, keep everyone safe, and stay compliant with Federal and State regulations. She stated natural gas is the cleanest burning fuel, it is energy efficient, a dependable source of energy, and the majority comes from North America. Ms. Groves discussed the purpose, materials, and sizes of the pipelines. She explained how to identify where the pipelines are located and discussed the national 811 campaign. It is the law to call 811 prior to digging in Georgia. She discussed the different characteristics and properties of natural gas. She explained ways of detecting gas leaks and how a person should respond to a gas leak.

*No Action.*

**III. PUBLIC FORUM****1. Public Comments**

Ms. Cindy Jordan stated she is a part a group called Say No To EtO. She discussed ethylene oxide (EtO) being released into the air. She stated EtO is a controversial cancer-causing toxic gas, and she is trying to educate people about potential exposure. Residents of Walton and Newton Counties have potentially been exposed to toxic levels of EtO for decades. A Sterilization Plant located in Covington called BD Bard, formerly known as CR Bard, has been releasing toxic levels of EtO for decades. She stated they are supposedly in compliance, but questioned how self-reported numbers can be trusted. Ms. Jordan stated in 2014 the Environmental Protection Division released their National Air Toxicity Assessment (NATA) of 109 Air Pollution Hotspots in the United States. CR Bard in Covington was #37 on that list. The probability of contracting cancer from air pollution goes beyond the EPA's upper limit of acceptable risk in the 109 Census tract. She stated the census allows 100 cancer cases per million people and questioned how that can be acceptable. Any known carcinogens that can be controlled need to be eliminated. The Plants have viable options for sterilizing medical equipment that will not put residents at a higher risk for cancer. She is requesting each City to pay a small portion of the \$76,000 cost to get the air tested.

**2. Public Hearing****a. 2019 Millage Rate**

Finance Director Beth Thompson stated this is the third Public Hearing to discuss the 2019 Millage Rate for property taxes. She explained the recommendation from staff is to increase the total millage rate to 7.802 mills. Piedmont Hospital changed to a nonprofit status, which resulted in the total of the tax digest being reduced. She stated increasing the rate to 7.802 mills will be a 9.15% increase over 2018.

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.

**IV. NEW BUSINESS****1. HPC Demolition Appeal – 213 Boulevard**

Mr. Darrell Stone explained the applicant has requested to file an appeal on the two actions of the Historic Preservation Commission at the July 23 meeting concerning demolition of 213 Boulevard and moving 404 South Broad Street.

City Attorney Paul Rosenthal explained the items need to be handled as two separate appeals, with two separate motions.

Council Member David Dickinson stated both sides have different opinions. He is a serious preservationist and has spent decades trying to preserve these old homes. He feels that it is imperative to preserve the Henson House and moving it is the only way to do that. It is the only example of neoclassical architecture remaining in Monroe. He stated moving the house to the other side of the lot to face Boulevard is the best option, but there are two houses facing Boulevard that need to be moved for that to happen. Council has already approved moving 211 Boulevard, so the issue is what to do with 213 Boulevard. Mr. Dickinson thinks it would be better to give Mr. Holder the option to relocate the house, rather than demolition it.

To modify the decision made by the Historic Preservation Commission, and amend the appeal, to give Mr. Holder a period of 120-days to relocate the 213 Boulevard house, and if it can't feasibly be relocated, within that time period, to approve the demolition.

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

Council Member David Dickinson clarified that Section 54-136 of the City Ordinances specifically states that the City may approve, modify, or reject a determination made by the Commission.

**2. HPC Relocation Appeal – 404 South Broad Street**

Mr. Darrell Stone explained the applicant has requested to appeal the Historic Preservation Commission decision concerning moving 404 South Broad Street.

Council Member David Dickinson discussed other historic houses in Monroe that have been relocated. Sometimes houses have to be moved in order to preserve them. The Henson House will only be moved across the lot, and it will still be in the Historic District. He feels confident it can be moved without any damage, and it is imperative the house be preserved.

Mayor Howard asked if anyone had comments, even though it is not a public hearing.

Ms. Crista Carrell stated she is a member of the Historic Preservation Commission and wants to clarify the reason she voted to deny the initial request last month. The Henson House contributes to the historic character and aesthetic of both the setting and the Historic District. She doesn't feel the relocation is combatable for Boulevard, because it is a big house with a strong presence. Boulevard was the first planned community in Monroe, so the house would be out of place in that context. She had hoped the Church would consider moving the house forward onto Broad Street. It would require some compromise, but it would not take the historic landmark away. Ms. Carrell stated this will be setting a precedent and discussed other historic houses in Monroe. She requested Council to consider asking the Church and Mr. Holder to move the house forward.

Mr. Chip Ferguson spoke on behalf of the First United Methodist Church. He explained the Church has considered all of the various options for saving the homes. They want the Henson House to be preserved and think moving it to Boulevard is the best way for that to happen. He stated there are numerous problems with moving the house forward, such as DOT and driveways. Moving it forward would also block the view of the sanctuary. They appreciate and respect Ms. Carrells views, but ultimately believe moving it back is the best option for the Church. They hope to find a way to save all the houses. He requested approval of the relocation.

Council Member Larry Bradley questioned who will retain ownership of the property.

Mr. Ferguson answered that Mr. Holder will own the property, not the Church. Mr. Holder will be moving 211 Boulevard to a property that he already owns, and he will try to find a place to put 213 Boulevard within the 120-day period approved by Council. Mr. Holder will take ownership of a lot that the Church will sell to him, and he will eventually sell it to an investor. He explained that Mr. Holder has the ability to make the improvements, and the Church is not equipped to make the improvements.

Ms. Susan Pelham stated she is against the house being relocated to Boulevard. She doesn't feel the house will be viable to an investor if it is located on Boulevard. She doesn't see how moving the house forward would block the Church, and it would make more sense aesthetically.

Mr. Ferguson stated moving the house forward is not feasible. They can't guarantee that DOT would approve a driveway for a house located there, and the Church has no control over that aspect. It would also have a negative impact on the Church property and their future growth.

Mr. John Paul Davis, of 437 Plantation Drive, questioned the future plans of the Church and how the house impacts those plans. He also questioned if the property could be used in a better way, without moving the house.

Mr. Ferguson stated at this point their plans are only general renderings, due to lack of funds. In the future, they would like to build a Family Life Center, and the house being located in the middle of the property is a clear impediment to the expansion effort of the Church.

Council Member Lee Malcom questioned how the space will be utilized during the interim period, if the house is moved.

Mr. Ferguson answered they will have grass planted, and it will be nicely landscaped. They have currently been using any extra space for overflow parking.

Ms. Susan Pelham, of 432 South Broad Street, stated she lives down the street from the house in question. She stated the Church is assuming what DOT will say, but they don't really know. There is the same amount of space whether the house is moved forward or backwards, so that doesn't limit the size of what can be built. She questioned whether they will have grass or parking, because the two don't cohabitate well together. She believes Broad Street is a better location for the house.

Mr. Rick Huszagh stated he and his wife have invested a lot in downtown, and they consider the zoning and historic districts when investing in property. He stated that rules have a purpose and when they are changed haphazardly, they can have a negative impact. The Historic Preservation Commission has rules which they abide by, and that needs to be taken into consideration.

Council Member Dickinson made a motion to permit the Henson House to be moved to Boulevard as requested.

Council Member Malcom requested Mr. Dickinson to add a condition that the house be reassembled to mimic the exterior and granite pillars and everything to be put back the same way as it is today.

Mr. Dickinson amended his motion to include that the exterior must look exactly as it does now.

Council Member Nathan Little seconded the motion.

Ms. Malcom requested to hear from Mr. Holder, as to whether he will be able to accomplish that.

Mr. Rick Holder stated the granite pillars on the porch and the granite foundation are nice, but very expensive. They would cost about five times more than a reclaimed brick foundation, which would be compliant with Code. The Henson House needs to be saved, and it needs to be moved to a permanent location safely. He stated the Church specifically purchased the land for the house, so they can expand their ministry. His ultimate responsibility is to get the house into the hands of someone who can put money into preserving it, but the house has to get there at a reasonable price in order for that to happen. Lots of conditions placed on the historical accuracy of the pillars and foundation affect that. He stated reassembling the house is not a problem, because he isn't going to take it apart. The house will be picked up and moved, the chimneys and porch will come up with the house, but the stone will be left behind.

Ms. Malcom stated her concern for losing the last example of a neoclassical house.

Mr. Dickinson stated he isn't concerned whether stone or age appropriate brick are used. The houses are supported by the columns, not by the skirting, and the underpinning just fills in around the house. Making sure that the portico goes back exactly like it looks now is important; the brick and stone don't matter. The columns and the portico are what make it neoclassical.

To permit the Henson House to be moved to Boulevard as requested and put back exactly as it is, except age-appropriate brick can be used for the underpinning rather than stone. The columns and portico must be reconstructed exactly like they are now.

*Motion by Dickinson, seconded by Little.  
Voting for: Dickinson, Little, Malcom, Adcock,  
R. Bradley, L. Bradley.  
Passed with No Opposition.*

**3. Application – Micro-Brewery and Micro-Distillery – The Southern Brewing Company**  
To approve the application.

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

**4. Emergency Restoration Plan**

City Administrator Logan Propes requested the item to be tabled so a stronger Restoration Plan can be formulated in conjunction with the overall Emergency Management Plan.

To table the Emergency Restoration Plan for reconstruction and consolidation within the City Emergency Management Plan.

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

**5. Approval – 2019 Millage Rate**

Finance Director Beth Thompson stated the recommendation is to increase the millage rate to 7.802 mills for 2019.

To approve the 2019 Millage Rate increase to 7.802 mills.

*Motion by Malcom, seconded by Adcock.  
Voting no: Garrett, Crawford.  
Passed 6-2.*

**6. Resolution – Airport Name Change**

Mr. Chris Bailey explained the resolution will change the name of the Monroe-Walton County Airport to the Cy Nunnally Memorial Airport.

City Attorney Paul Rosenthal reiterated the tragedy and loss. He stated how proud he is of the town, community, and the City of Monroe for circling around his family.

To approve the resolution as presented.

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

**V. ADJOURN**

*Motion by R. Bradley, seconded by Adcock.  
Passed Unanimously.*

  
MAYOR

  
CITY CLERK