

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Lee Malcom	Vice-Mayor
	Myoshia Crawford	Council Member
	Charles Boyce	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
	Russell Preston	City Attorney

Staff Present: Danny Smith, Jeremiah Still, Matthew McClung, Andrew Dykes, Beth Thompson, Mike McGuire, Brad Callender, Chris Bailey, Kaitlyn Stubbs, Les Russell, Sandy Daniels, Brian Wilson, Amylee Hammond, Alyssa Drewery

Visitors: Michael Reese, Gloria Reese, Dessa Morris, Andrea Gray, Ned Butler, Cynthia Green Garrison, Chuck Ross, John Davenport, Jessica Murphy

## I. CALL TO ORDER – JOHN HOWARD

### 1. Invocation

Mr. Kent Pratt 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 Brown.  
Passed Unanimously*

### 4. Approval of Consent Agenda

- a. July 9, 2024 Council Minutes
- b. July 25, 2024 Council Minutes
- c. July 28, 2024 Council Minutes
- d. June 18, 2024 Planning Commission Minutes
- e. June 25, 2024 Historic Preservation Commission Minutes
- f. June 13, 2024 Downtown Development Authority Minutes
- g. June 13, 2024 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

## II. PUBLIC FORUM

### 1. Public Comments

Ms. Cynthia Green Garrison, of 925 Stone Creek Court, discussed her concerns about the internet changes made by the City. They did not know the changes were going to happen and could not get anyone on the phone. She discussed not having any phone, television, or internet services.

Mr. Michael Reese and Ms. Gloria Reese, of 913 East Marable Street, discussed their concerns about stormwater runoff. Neighbors from the subdivision behind them fill the drains with yard debris, which causes the water to backup into their yard. The City put in a retention pond in 2014, but that water dumps into their yard also. They are in need of some immediate help.

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

City Administrator Logan Propes stated there will be a Referendum for Retail Package Sales on the November ballot. The City, County, and State are working with GMA on a Municipal Option Homestead Exemption; it would allow a new homestead exemption in the Cities. There would be a separate sales tax created to offset the loss in revenue.

**2. Assistant City Administrator Update**

Assistant City Administrator Chris Bailey stated the crack and seal has been applied for the Taxiway Project; it has a 28-day cure period prior to striping. The overgrowth and encroaching trees are being cleared at the Airport. Fencing is being installed around the retention pond at the back of the Town Green. The City has been recertified for the Georgia Main Street Program for another three years. Vendor applications for Fall Fest will be closing on August 30.

**3. Department Reports**

- a. Monthly Central Services Report
- b. Monthly Code Report
- c. Monthly Economic Development Report
- d. Monthly Finance Report
- e. Monthly Fire Report
- f. Monthly Police Report
- g. Monthly Solid Waste Report
- h. Monthly Streets & Transportation Report
- i. Monthly Telecom Report
- j. Monthly Water, Sewer, Gas & Electric Report

There was a general discussion on the above items. There was no action taken.

**4. Department Requests****a. Various: Sale of Surplus Items**

Mr. Chris Bailey requested approval to surplus a list of vehicles and equipment from various departments. They have reached their useful life and the maintenance costs far exceed the value of the items.

To surplus the items on GovDeals.

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

**b. Utilities: Bid Award for Raw and Finished Water Main Extensions**

City Administrator Logan Propes recommended approval to award the raw and finished water main extensions to JDS, Inc. for the amount of \$7,683,242.42, which will be paid from Utility Bond Funds.

To approve JDS, Inc. for the Water Main Extensions for \$7,683,242.42.

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

**IV. NEW BUSINESS****1. Public Hearings****a. Conditional Use – 303 South Broad Street**

Mr. Brad Callender presented the application for conditional use of this property to allow a Private School in the existing office building. The property is currently Zoned B-2 and is also located inside the CBD. There would only be two to five students at the school at any given time. The school is classified as a non-traditional education center; the students are homeschool based and spend a maximum of 60% instructional time at the school. The Planning Commission recommended approval of the Conditional Use request as submitted without conditions.

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

Mr. Chuck Ross, with Powell & Edwards, spoke representing the applicant Alpha Omega Preparatory Academy. They have operated out of Covington since 2006 and have approximately 105 students enrolled. It is a non-traditional education center; it is mostly homeschool based. The location will be used as an auxiliary learning center for their Walton County students.

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

**b. Conditional Use – 114 South Broad Street**

Mr. Brad Callender presented the application for conditional use of this property to allow retail sales of wine. The property is currently Zoned B-2 and is also located inside the CBD. Retail sales of wine and beer are Conditional Uses in the CBD Overlay. The Planning Commission recommended approval of the Conditional Use request as submitted without conditions.

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

Ms. Jessica Murphy, with Highland Vine, LLC, stated their goal is to sale wine and also give customers an opportunity to taste some wines. She understands that a certain percentage of bottles of wine must be sold per the City Ordinance.

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

**c. Rezone – 1125 North Broad Street**

Mayor Howard questioned whether anyone wanted to speak tonight that would not be able to come back next month.

Mr. Brad Callender stated the applicant has requested to have the item tabled until next month.

City Attorney Paul Rosenthal explained the rezone has been advertised as a public hearing, and there has been a request to table the item. For purposes of complying with the law, this is an opportunity for a public hearing should anyone like to speak either for or against the rezone request.

Ms. Andrea Gray stated she is representing the Rowell Family; they will reserve a full presentation for next meeting. They want more time to make sure that everything is right.

**2. New Business**

**a. Conditional Use – 303 South Broad Street**

To approve the Conditional Use to allow a Private School in the B-2 Zoning District.

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

**b. Conditional Use – 114 South Broad Street**

Council Member Greg Thompson questioned the monitoring of the sales.

City Administrator Logan Propes stated the City has audit procedures in place as part of the licensing procedure.

City Attorney Paul Rosenthal clarified that wine shops were added as part of the alcohol update. Section 6-112 requires 70 percent package sales and no more than 30 percent for retail on-premise consumption. The City can call for an audit at any time; the license holder must provide proof of the documentation of sales or forfeit their license.

To approve the Conditional Use to allow Retail Sales of Wine in the B-2 Zoning District.

*Motion by Dickinson, seconded by Thompson.  
Abstaining: Malcom.  
Passed.*

c. Rezone – 1125 North Broad Street  
To table until September.

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

d. Final Plat – Rivers Edge Phase 1

Mr. Brad Callender presented the request for approval of the Final Plat for Phase 1 of the Rivers Edge Project at 302 Michael Etchison Road to allow for the subdivision of 105 single-family residential lots with open space tracts on private streets. The Final Plat is the first of three phases in the project. Staff recommends approval of the Final Plat without corrections.

To approve the Final Plat, without corrections.

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

e. Resolution – Property Condemnation for Water Line Project

City Attorney Paul Rosenthal explained this item was resolved yesterday.

*Removed.*

f. Resolution – Franchise Fee

Ms. Beth Thompson explained the Resolution establishes a franchise fee applicable to holders of cable and video franchises issued by the State of Georgia.

To approve the Resolution.

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

## V. DISTRICT ITEMS

### 1. District Items

Council Member Lee Malcom thanked customer service, Mike McGuire, and everyone from the DDA Retreat.

Council Member Tyler Gregory thanked Mike McGuire and apologized to Ms. Green.

Council Member Greg Thompson discussed the citizens being confused about who sets the property tax assessments and how Logan helped him explain the information to everyone on Facebook.

### 2. Mayoral Update

Mayor John Howard discussed Freedom Bowl, Hurricane Blowout, Premier Football Clubs, and the positive comments from citizens about the Gas Project on Glen Iris.

## VI. ADJOURN TO EXECUTIVE SESSION

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

RETURN TO REGULAR SESSION

To retain the services of the Milberg law firm of Knoxville, Tennessee and Napoli Shkolnik of New York City, New York along with City Attorney, Rosenthal Wright pursuant to a contingency fee agreement to pursue claims on behalf of the City of Monroe relating to the AFFF Products Liability Litigation MDL currently pending in the US District Court for the District of South Carolina. To authorize the City Administrator to sign any and all documents necessary to carry out the intent of this motion.

Motion by Dickinson, seconded by Gregory. Passed Unanimously

VII. ADJOURN

Motion by Thompson, seconded by Crawford. Passed Unanimously.

Handwritten signature of John Howard, MAYOR

Handwritten signature of Beverly Harrison, INTERIM CITY CLERK

The Mayor and Council met for an Executive Session.

- Those Present: John Howard (Mayor), Lee Malcom (Vice-Mayor), Myoshia Crawford (Council Member), Charles Boyce (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), Paul Rosenthal (City Attorney). Staff Present: Brad Callender

I. Call to Order – John Howard

1. Roll Call

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

II. Real Estate Issue (s)

1. Real Estate Matter

Real Estate matters were discussed, including attorney-client discussions.

III. Legal Issue (s)

1. Legal Matter

Legal matters were discussed, including attorney-client discussions.

IV. Adjourn to Regular Session

Motion by Malcom, seconded by Sams. Passed Unanimously.

Handwritten signature of John Howard, MAYOR

Handwritten signature of Beverly Harrison, INTERIM CITY CLERK