

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, Jeremiah Still, R.V. Watts, Bill Owens, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Darrell Stone, Patrick Kelley, Chris Bailey, Beverly Harrison, Sadie Krawczyk

Visitors:

Andrew Kenneson, Sharon Swanepoel, Stephen Giles, Peggy Malcom, Patrick Bellefleur, Christian Witter, Dan Greene, Seth Yurman, Tommy Ratchford, Gabel Holder, Rick Holder, Joey Holliday, Joe Dixon, Kym Dixon, Dessa Morris, Nathan Purvis, Brendan Barr, George Baker III Tommy Fountain Sr., Whit Holder, Sam Harrison, Christian Woodard

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Mayor Howard 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 R. Bradley, seconded by Adcock.
Passed Unanimously*

4. Approval of Consent Agenda

- a. November 6, 2018 Council Minutes
- b. November 7, 2018 Council Minutes
- c. November 8, 2018 Council Minutes
- d. November 13, 2018 Council Minutes
- e. November 13, 2018 Executive Session Minutes
- f. November 20, 2018 Planning Commission Minutes
- g. November 27, 2018 Historic Preservation Commission Minutes
- h. Approval – 2019 LMIG – To approve as presented. (Recommended for Council approval by Public Works Committee December 4, 2018)
- i. Purchase – 5 Viper-ST Automated Switches – To purchase from Power Connections for \$90,705.00. (Recommended for Council approval by Utilities Committee December 4, 2018)
- j. Approval – Out of State Travel – To allow Brian Thompson, Justin Milligan, and Mike McGuire to attend TruVista's Corporate Offices in Chester, South Carolina in January 2019 for \$485.00 as presented. (Recommended for Council approval by Utilities Committee December 4, 2018)
- k. Wastewater Treatment Plant Rehabilitation Engineering & Construction Services – Hofstadter & Associates with the amount not to exceed \$7,651,800.00, contingent upon approval of GEFA funding and being ready to construct within six months of Council approval. (Recommended for Council approval by Utilities Committee December 4, 2018)

MAYOR AND COUNCIL MEETING DECEMBER 11, 2018 6:00 P.M.

- I. Intergovernmental Agreement for Animal Control Cases – Approval of IGA with Walton County regarding the provision of Animal Control and Municipal Court Services.
(Recommended for Council approval by Public Safety Committee December 4, 2018)

Council Member Nathan Little clarified that Item K is for engineering services and construction services not just engineering services.

To approve the consent agenda as amended.

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

II. PUBLIC PRESENTATION

1. Walton Works

Ms. Dessa Morris, Director of Work Force Development with the Walton County Development Authority, discussed Walton Works. She stated her job is to keep existing industries happy and hopefully expanding. The Walton Works Program is a partnership between the Development Authority, the school systems, Communities in Schools, and the Walton County Chamber of Commerce. She stated healthcare is the fastest growing industry in Walton County; next is manufacturing, transportation, and warehousing. They go to each of the public schools to educate and encourage the students to stay off of drugs, clean-up their social media, and get their high school diploma. Ms. Morris explained this could allow them the opportunity to work here in the community making \$51,000 a year. She stated they will be going back to the schools in March and April to help students with resumes, interviews, and job applications.

No Action.

Mayor Howard stated Council Member Myoshia Crawford will get a Certificate of Achievement and Council Member Norman Garrett will get a Certificate of Excellence at Mayors' Day on January 27. The 200th Jubilee Celebration & Open House will be held at the Historic Courthouse this weekend. He stated after 25 years on the job, Chief Glass will be retiring at the end of the month. He thanked Chief Glass for his service to the City.

III. PUBLIC FORUM

1. Public Comments

Ms. Peggy Malcom, owner of the Monroe Antique Mall located at 530 South Madison Avenue, requested the no parking sign be removed from the front of her business. She explained several years ago, there was a woodworking shop behind Rust & Dust, and the garage across the street kept parking junk cars in their way. Ms. Malcom stated that is no longer an issue.

2. Public Hearing

a. Rezone – 215 Breedlove Drive

Mr. Darrell Stone presented the application of Mill Point Properties, LLC for rezone of this property from split zoning R1, B3, & M1 to overall B3. He stated the rezone acreage is 4.38, and the property has approximately 175.1 feet of road frontage on Breedlove Drive. The Code Office recommends the request be approved.

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

Mr. Nathan Purvis, the property owner, spoke in favor of the rezone. He explained the rezone will clean-up the split zoning; the majority of the change is located in the area which is in a flood plain. The Planning Commission questioned whether there are any commercial driveways on Breedlove Drive. Mr. Purvis explained there are commercial driveways for the shopping center, gas station, and the bank on Breedlove Drive. He will be sharing the shopping center driveway, not cutting a new driveway. He stated the detention pond and landscape buffer would be the only things visible from Breedlove Drive. The plan is to have a Class-A Climate Controlled Self-Storage Facility.

Council Member Lee Malcom stated when turning off of Spring Street onto Breedlove Drive the majority of the property is residential or potential residential. The proposed mini warehouses are a low impact passive type of B3 business, but she is concerned that other types of B3 businesses could have a much higher impact on the area. She understands that part of the property is zoned M1, and could be an even higher substantial impact down the road.

Mr. Purvis stated he believes that is even more reason to approve the project, the current M1 and B3 Zoning would allow many different uses and cause a higher impact. This project will be sharing a driveway, and there will be a landscape buffer off of Breedlove. Mr. Purvis stated that Mr. Harris wants the project to be approved and even has plans of expanding his shopping center at the corner of his undeveloped lot. He explained instead of building office space, he may lease the end-cap of the building from Mr. Harris.

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

No Action.

b. Rezone – 1600 East Church Street

Mr. Darrell Stone presented the application of KFB Enterprises, Inc. for rezone of this property from PCD to PRD. He stated the rezone acreage is 43.42, and the property has approximately 794.6 feet of road frontage on East Church Street. The applicant is requesting to build 122 homes. The Code Office recommends the request be approved with conditions: HOA recorded with plat, side setbacks of five feet, sod lots of 4,500 or less entirely, and over 4,500 sod front to the rear of the building.

Council Member David Dickinson questioned how the change of zoning will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools. He stated there will be 122 houses, with two parking spaces per house, plus 50 or more cars in the common area. He questioned how the Code Department came to the conclusion that 300 additional cars on a street that has a church, a school, and another major subdivision would not create a congestion problem.

Mr. Stone stated that they recognize it will add additional traffic, and if growth continues on Church Street, the additional traffic would need to be addressed in the future with turn lanes. He stated he sees that it could be a future issue.

Mr. Dickinson questioned how the property has restricted economic use as currently zoned. The application states that the property value is estimated at almost \$3.5 million. He questioned how that is considered to be a restricted economic value.

Mr. Stone answered from that view point it isn't restricted. It is an economic value to the development as it is currently zoned.

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

Mr. Stephen Giles, with KFB Enterprises, spoke in favor of the rezone. He gave a brief presentation of the project. He stated the property was formerly known as Brookland Commons and has subsequently been renamed Charleston Manor. He discussed the commercial viability of the commercial space along East Church Street. He explained at this time the property would be best served as residential based on conversations with other developers, traffic counts, and traffic patterns. He stated residential would be in the best interest of the property and the community as a whole. Mr. Giles explained they are unable to build one piece without building the other based on the planned commercial development zoning. They are tied together, which is the economic impact on the development itself. He stated they are not requesting any changes to the infrastructure, it would all remain the same. He discussed the differences from the original 2006 request and the current proposal. Mr. Giles stated all commercial has been replaced with single-family residential and a nice amenities package. The previously approved townhomes will be changed to single-family to fit with the rest of the community. The current request has a density of 122 single-family homes.

Council Member Lee Malcom questioned the square footage, and price points. She also questioned the covenants.

Mr. Giles answered the homes will be 1,600 square feet and will start at \$210,000. He explained one of the conditions from the Planning and Zoning Committee Meeting was that the covenants must be in place when the final plat is recorded. A Home Owners Association is also a requirement.

MAYOR AND COUNCIL MEETING DECEMBER 11, 2018 6:00 P.M.

Council Member Larry Bradley questioned whether his company will be doing the construction or the lots will be sold to a contractor.

Mr. Giles stated their intent is to sell to a single builder. LGI Homes, a large regional builder, has the project under contract currently.

Mr. Dickinson stated he would like to see the covenants and Home Owners Association documents prior to voting. He stated applicants bring illustrations of houses, and what is actually built doesn't look anything like the pictures. The site development plan addresses topography, streets, sidewalks, and lighting, not houses. The houses have to be covered by the covenants. These documents contain no specifications about percentages, and there are no actual photographs of real houses from LGI. He stated there needs to be more information on the quantity of houses that will be accessed from the rear, because the originally designed residential concept was for a traditional neighborhood. Mr. Dickinson explained Council needs more information in order to make an intelligent decision.

Mr. Giles explained the original development which was approved as Brookland Commons had a front porch community feel. There were 107 rear entry lots and 20 front entry lots originally, under the current proposal there are 102 rear entry lots and 20 front entry lots. He explained the architectural style of pedestrian-friendly community will remain the same. They want to honor and keep the original intent of the subdivision.

Mr. Dickinson questioned the ratio of the front porch compared to the square footage of a typical house plan.

Mr. Seth Yurman stated they are considering first level and second level porches on some of the units. The porches would extend approximately 10 feet and the width of the house would be between 35 and 45 feet.

Mr. Dickinson questioned whether they would be willing to put the porch specifications, materials, architectural shingles, roof pitches, and such in writing as a condition of the development. He explained that the City is pro-development, but they want good quality development.

Mr. Yurman answered they would absolutely put it in writing.

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

No Action.

IV. NEW BUSINESS

1. Rezone – 215 Breedlove Drive

Council Member Larry Bradley made a motion to approve the rezone request as presented.

Council Member Lee Malcom requested the rezone be considered with the condition that the warehouses be built as presented. She stated if the concept were changed and it became a blanket B3 Zoning, a business with a much higher impact would be allowed.

Mayor Howard questioned whether such a condition could be placed.

City Attorney Paul Rosenthal answered that a condition could be placed and suggested the condition be made on uses. Council could make the condition upon the use only being self-storage or climate controlled self-storage, or a condition based upon buffers. He explained the applicant may have a conceptual plan, but engineering may render the building locations to change. Therefore, if a condition is made on the rendering itself, it would necessitate coming back to Council for approval of a minor engineering change. Mr. Rosenthal suggested that if conditions are placed that the conditions be for uses or buffers, which will give the applicant and the Code Office direction concerning limitations.

To approve the rezone, with the condition of conceptual plans for the use of climate controlled self-storage as presented.

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

1960

MAYOR AND COUNCIL MEETING

DECEMBER 11, 2018

6:00 P.M.

2. Rezone – 1600 East Church Street

To table rezone until next meeting to give time for the protective covenants, HOA documents, and discussed design standards to be prepared so written conditions are in place.

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

3. COA Appeal – 600 South Broad Street

Mr. Darrell Stone stated the applicant presented a non-conforming design for a parking lot within the Corridor Design Overlay (CDO). The Planning and Zoning Commission denied the application due to non-compliance. The applicant has modified the design and wishes to have the decision overturned based on the new design and conditions required by Council. The parking lot was previously gravel; it is now proposed as being paved, landscaped, screened, and irrigated. The Code Office recommends approval of the Certificate of Appropriateness (COA) since it is now in compliance.

To approve the COA.

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

4. Appointments (3) – Downtown Development Authority & Convention & Visitors Bureau Authority

To reappoint Mike Gray to a three (3) year term to expire December 31, 2021.

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

To appoint Meredith Malcom to a three (3) year term to expire December 31, 2021.

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

To appoint Charles Sanders to a three (3) year term to expire December 31, 2021.

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

5. Intergovernmental Agreement for Indigent Defense Representation

City Administrator Logan Propes explained the Intergovernmental Agreement with the Alcovy Judicial Circuit Public Defender's Office for Indigent Defense Representation in the City of Monroe Municipal Court. The City will get a higher level of representation for a cost of \$300 per month.

To approve the Intergovernmental Agreement for Indigent Defense Representation with the Alcovy Judicial Circuit Public Defender's Office.

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

6. Resolution – Authorizing the Urban Redevelopment Agency

To approve the resolution as presented.

*Motion by Malcom, seconded by Crawford.
Voting no Garrett.
Passed 7-1.*

7. Resolution – Urban Redevelopment Plan Amendment

To approve the resolution as presented.

*Motion by R. Bradley, seconded by Adcock.
Voting no Garrett.
Passed 7-1.*

8. Resolution – Adoption of Language Access Plan

To approve the resolution as presented.

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

MAYOR AND COUNCIL MEETING

DECEMBER 11, 2018

6:00 P.M.

9. Approval – 2019 Budget Resolution

To approve the resolution as presented.

*Motion by Little, seconded by Dickinson.
Voting no Garrett.
Passed 7-1.*

10. Adopt – 2019 Council Meeting Schedule

To adopt the calendar as presented.

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

11. Surplus and Sale – 0.011 Acres at 420 North Broad Street Intersection

City Administrator Logan Propes explained that the Georgia Department of Transportation is upgrading all four corners of the intersection at North Broad Street and Marable Street. He stated it is an ADA accessibility upgrade. It does not impact the North Broad LCI Project or the future TAP Grant Streetscape Project. GDOT needs 0.011 of an acre located where 420 North Broad Street intersects with East Marable Street to complete the upgrade. Mr. Propes explained two separate motions are needed. Council will need to declare as surplus the 0.011 of an acre located at 420 North Broad Street. The second motion will authorize the sale of the property to GDOT for the amount of \$500.00, which is the fair market value amount.

To declare as surplus the 0.011 of an acre located at 420 North Broad Street.

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

To authorize the Mayor to execute the appropriate deed for the sale of the 0.011 of an acre located at 420 North Broad Street to GDOT for the amount of \$500.00.

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

V. ADJOURN TO EXECUTIVE SESSION

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

RETURN TO REGULAR SESSION

To appoint R.V. Watts as Police Chief effective January 1, 2019 with an additional salary increase to begin on said date of \$5,000.00.


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

To appoint Bill Owens as Fire Chief effective January 1, 2019 with an additional salary increase to begin on said date of \$5,000.00.

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

VI. ADJOURN

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


MAYOR


CITY CLERK

1962

MAYOR AND COUNCIL MEETING

DECEMBER 11, 2018

6:00 P.M.

The Mayor and Council met for an Executive Session.

Those Present:

John Howard
Wayne Adcock
Lee Malcom
Myoshia Crawford
Ross Bradley
Larry Bradley
Norman Garrett
Nathan Little
David Dickinson
Logan Propes
Debbie Kirk
Russell Preston
Paul Rosenthal
Jesse Couch

Mayor
Vice-Mayor
Council Member
Council Member
Council Member
Council Member
Council Member
Council Member
Council Member
City Administrator
City Clerk
City Attorney
City Attorney
City Attorney

I. Call to Order – John Howard

1. Roll Call

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

II. Personnel Issue (s)

1. Personnel Matter

Personnel matters were discussed, including attorney-client discussions.

To appoint R.V. Watts as Police Chief effective January 1, 2019 with an additional salary increase to begin on said date of \$5,000.00.

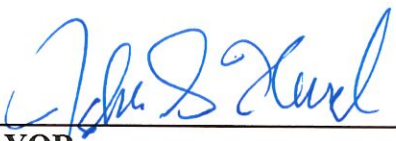
*Motion by R. Bradley, seconded by Dickinson.
Passed Unanimously.*

To appoint Bill Owens as Fire Chief effective January 1, 2019 with an additional salary increase to begin on said date of \$5,000.00.

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

III. Adjourn to Regular Session

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


MAYOR


CITY CLERK