MAYOR AND COUNCIL MEETING SEPTEMBER 9, 2025 6:00 P.M.

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Lee Malcom	Vice-Mayor
	Charles Boyce	Council Member
	Julie Sams	Council Member
	Adriane Brown	Council Member
	Tyler Gregory	Council Member
	Greg Thompson	Council Member (via phone)
	David Dickinson	Council Member
	Myoshia Crawford	Council Member
	Logan Propes	City Administrator
	Chris Bailey	Assistant City Administrator
	Laura Powell	City Clerk
	Paul Rosenthal	City Attorney
	Russell Preston	City Attorney

Absent: None

Staff Present: Matt McClung, Andrew Dykes, Danny Smith, Brad Callender, Beth Thompson, Rodney Middlebrooks, Kaitlyn Stubbs

Visitors: Chris Lembucky, Jonathan Freeland, Kristina Freeland, Mike Eckles, Sallie Eckles, Christie Crawford, Darrin Cooper, Kim Jolly

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Kent Pratt, with Cowboys for Christ Outreach Ministry, 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 Crawford, seconded by Malcom.
Passed Unanimously

4. Approval of Consent Agenda

a. June 17, 2025 Planning Commission Minutes
b. July 10, 2025 Downtown Development Authority Minutes
c. July 10, 2025 Conventions & Visitors Bureau Minutes
d. July 13, 2025 City Council Retreat Minutes
e. July 22, 2025 Historic Preservation Commission Minutes
f. August 5, 2025 Called Council Minutes
g. August 12, 2025 at 11 am Called Council Minutes
h. August 12, 2025 at 6 pm Called Council Minutes
i. August 12, 2025 Council Minutes
j. August 12, 2025 Executive Session Minutes

To approve the consent agenda as presented.

Motion by Malcom, seconded by Crawford.
Passed Unanimously

II. PUBLIC FORUM

1. Public Presentations—No Action

a. Proclamation – Mirian Wilson turns 100

Mayor Howard read the Proclamation declaring September 17, 2025 Mirian Wilson 100th Celebration Day. Proclamation will be delivered to Ms. Wilson at Great Oaks.

b. Proclamation – Constitution Week

Mayor Howard read the Proclamation declaring September 17-23, 2025 Constitution Week. Members of Daughters of the American Revolution were present and received the Proclamation.

c. Presentation – Mike Eckles
Mayor Howard presented a plaque to Mike Eckles who served on the Planning Commission for twenty-five years, from 2020-2025.

d. Retirement of K9 Ciro
Major McClung presented a plaque to Sergeant Gee, Ciro's handler, and spoke regarding Ciro's distinguished and impressive service to the City of Monroe for six years, beginning June 14, 2018.

2. Public Comments
a. Kent Pratt and his wife, with Cowboys for Christ Outreach Ministry, presented Mayor Howard with a plaque for his leadership.

III. BUSINESS ITEMS

1. City Administrator Update
City Administrator, Logan Propes, stated that the latest target date, for the opening of the Truck by-pass, will be October 31, 2025. Final details for the traffic light at Unisia Drive and the other half of the roundabout at SR 11 South are the last items for completion. Mr. Propes mentioned that the permit, for the traffic signal at the bridge at SR 11 and US 78, has been submitted to GDOT. Once approved, he will have a timeline to build. Mr. Propes stated that work on the 2026 Budget has begun, and that he desires for 2026 to be a maintenance year. There have been many projects over the last several years, and the goal is to complete them in 2025, with the intention of reducing some of the capital expenditures. Lastly, economic cycles have been up and down, nationally, but the City of Monroe continues to have an abundance of economic development interest, specifically at Piedmont Industrial Park and the southern end of Walton County. Some of the interest is so large that they are looking at collaboration between cities and the County.

2. Assistant City Administrator Update
Assistant City Administrator Chris Bailey stated that he would be covering his report, as well as Central Services and the Streets and Transportation reports. Mr. Bailey stated that he had the annual CIP meeting with GMC, the City's consultants, and the Georgia Department of Transportation to discuss all that is coming to the airport in the next five to ten years in the way of capital projects. The next two years will be focused on obstruction removal. Mr. Croy has done an excellent job having about 90 percent of obstructions, on the property, removed. Off property removal has been worked out through State and Federal grant funding and should only cost the City around five percent of a total of $580,000 project estimated over the next year plus. Mr. Bailey reminded everyone that the ESP Big Jump Fall Fest will be September 20, 2025 at the airport. Jumping ahead to Parks, there will be a Resolution, presented later this evening, on the Georgia Outdoor Stewardship Program grant that the City is applying for again. Mr. Bailey mentioned that they met with Ohmshiv, Keck & Wood, and GDOT regarding the TAP Grant project. Construction should begin, most likely just mobilization, on September 22, 2025. This is the North Lumpkin, North Broad, and East Highland, from Highland to Marable, beautification project and is slated for 540 days. For the Streets report, our LRA and LMIG projects and grants are underway. Breedlove Drive is complete, milling will start on Davis Street, Monday, September 15, 2025, and sidewalks will be replaced, next milling will begin on Sorrells Street, and conclude on East Marable Street (Broad Street to the bridge). Paving will occur afterwards and it is projected these streets will be completed in 3-4 weeks. The re-paving is around eight lane miles with a cost of $520,000 in grant funds. Mr. Bailey reported on several downtown items: last First Friday concert on September 5th brought in close to 4,000 people who stayed around 3.5 hours, the Fall Farmer's Market opened back up on September 6th and will run through November 22nd, the Fall Fest is scheduled for October 11th, tickets are on sale for the Farm to Table happening on October 26th at the Town Green, applications for the Christmas Parade opened on September 8th and 75 participants will be accepted, Dino Day is this Saturday, September 13th, and the Georgia Downtown Association (GDA) had its annual conference, and while Monroe did not win best downtown this year, we were in the Top Five, throughout the state.

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

4. Department Requests - None

IV. OLD BUSINESS - None

V. NEW BUSINESS

1. Public Hearing(s)

a. Conditional Use #3904 – 1108 E Church Street – Self Laundromat

Mr. Brad Callender presented the plat, floor plan, and conditional use information and stated that the business has not been operational for six months or longer, and based on the ordinance, individuals must come before Council to renew the conditional use. That is the request this evening which has been approved by Planning Commission and Staff and the recommendation is to approve.

Jonathan and Kristina Freeland, owners of the property, spoke about the project.

b. Adoption of Development Impact Fee Ordinance

Mr. Callender stated that this is the second reading and adoption of the Impact Fee Ordinance.

Mrs. Malcom asked when is the implementation date and the response was the moment it is adopted.

2. New Business

a. Conditional Use #3904 – 1108 E Church Street – Self Laundromat

To approve

Motion by Dickinson, seconded by Brown.
Passed Unanimously.

b. Ordinance to add Chapter 56 – Impact Fees

To approve

Motion by Dickinson, seconded by Gregory.
Passed Unanimously.

c. Oak Grove Landfill – Disposal Agreement Approval

Mr. Bailey stated that there has been a ten-year agreement with Oak Grove and the agreement guaranteed that the rates would gradually increase, and that has since expired. After expiration of guarantee, the rates increased fifty-eight percent for landfill costs which has placed the City in the position to really study rates. After several years of discussion, Oak Grove has decided to give the City a three-year agreement with a four percent increase each year. This will help the City stabilize and have the ability to watch rates. The landfill costs represent about forty percent of the Solid Wastes expense budget. Asking for the approval to enter in to a three-year agreement with a four percent increase each year.

Mr. Smith added that the mattress pick-up is for haulers, not curb-side pick-up. The rate increased to $57.32 for anything that goes into the transfer station.

To approve

Motion by Malcom, seconded by Sams.
Passed Unanimously.

d. Appointment – Planning Commission

Mr. Callender presented the applicant, Bonnie Rosser, and recommended she be appointed to the Planning Commission.

Motion by Gregory, seconded by Malcom.
Passed Unanimously.

e. Alcohol Application – Beer & Wine, Distilled Spirits, and Sunday Sales – Consumption on Premise License - Applebees

Mr. Rosenthal stated that the application is in order. Mayor Howard asked if there was any discussion. There was none.

To approve

Motion by Malcom, seconded by Crawford.
Passed Unanimously.

f. Ordinance – Moratorium Extension

Mr. Propes stated, per current state law, the moratorium extension must be renewed every six months. Therefore, the City is extending, verbatim, the previous moratorium on accepting preliminary plats for units nine or more outside of the city corridor. This will remain in effect while the City finishes engineering and eventual construction on the expanded Wastewater Treatment Plant. The expansion will allow the current 3.6 million gallons per day to increase to 6.8 million gallons per day. This mainly affects the larger residential developments.

Mr. Rosenthal clarified that this is an extension of an identical ordinance that we had before, but it is not only preliminary plat approval for outside the city corridor but also for any multi-family or townhome projects, nine units or more, anywhere in the city.

To approve

Motion by Thompson, seconded by Gregory.
Passed Unanimously.

g. Resolution – Georgia Outdoor Stewardship Program Grant

Mr. Bailey stated that this is a required resolution by the City of Monroe that gives the city support and approval to apply for the grant with the DNR and the Georgia Outdoor Stewardship Program for a 26.8% match for the project that we are applying for with a three-million-dollar grant and a 1.1-million-dollar local match. This will go towards the application that is based on a points system and the City is giving it another go. We should be in better standing with letters of support and outside funding partnership. If this is approved, the application will be turned in by October 17, 2025, and we should hear something by early Spring of 2026.

To approve

Motion by Dickinson, seconded by Gregory.
Passed Unanimously.

h. Jack's Creek Wastewater Reimbursement Resolution

Mr. Propes stated that this is a resolution that needs to be in place before the City issues any further bonds for the expanded wastewater treatment plant. This will allow the City to recoup any monies spent now from the bond proceeds that we might receive in the next year. Once the resolution is activated, the City can proceed with counting dollars spent, starting tonight.

To approve

Motion by Thompson, seconded by Boyce.
Passed Unanimously.

i. Ordinance to release K9 Ciro

Mr. Rosenthal stated that K9 Ciro is technically city property, so there has to be an abandonment of K9 Ciro as surplus property, although it does not belittle his value in anyway. There are two documents this evening, an Ordinance to surplus Ciro and a Release Agreement, with Sergeant Gee, who will take ownership of Ciro.

To approve the Ordinance and Release Agreement

Motion by Sams, seconded by Malcom.
Passed Unanimously.

VI. DISTRICT ITEMS

1. District Items

Council Member Lee Malcom thanked the Streets Department for the paving of Breedlove Drive.

Council Member Charles Boyce stated that he did have a couple of business owners off of Hammond Drive reach out and express their displeasure with the continued roadwork. Three District 3 business owners, Christie Crawford, Laqueisha Burden, and Darrin Cooper voiced their concerns, asked the City for help, and requested more clarification regarding the timeline and scope of the project. Mr. Middlebrooks readdressed the timeline and Mayor Howard elaborated.

Council Member Tyler Gregory mentioned that District 6 residents would like to see sidewalks in their area, particularly Walker Drive. Mr. Propes stated the project would be much easier if the City can take local ownership of State Route 11 and part of Spring Street, and the City has been in talks with GDOT.

Council Member Greg Thompson mentioned that McDaniel Street paving is really nice.

Council Member David Dickinson asked for notice for his neighbors on Davis Street that the milling will be happening soon.

2. Mayoral Update
Mayor John Howard stated that Council Members, Julie Sams and Adrienne Brown, will be receiving certificates of recognition, for first level of training, from GMA. Also, Mayor Howard gave an update on the meeting with the County. Cities that were in attendance were Loganville, Social Circle, and Walnut Grove; as well as Mayor Howard, Mr. Propes, John Ward, tax assessor, Tommy Knight, and the team from the County. Overall, he felt the meeting was fruitful and appreciates Tommy Knight's cooperation. Lastly, Mayor Howard acknowledged Les Russell's appointment to the Georgia Municipal Association's Municipal Workforce Advisory Council, for this year, by Regina McDuffey and Pete Pyrzenski with GMA and the City of Brunswick.

VII. ADJOURN

Motion by Boyce, seconded by Brown. Passed Unanimously.

MAYOR

CITY CLERK