

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Charles Boyce	Council Member
	Norman Garrett	Council Member
	Tyler Gregory	Council Member (via phone)
	Nathan Little	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, R.V. Watts, Andrew Dykes, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Chris Bailey, Brad Callender, Les Russell, Kaitlyn Stubbs, Sara Shropshire

Visitors: Brad Boleman, Julie Sams, Kimberly Wilson

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. Council Member Tyler Gregory was present via telephone. There was a quorum.

3. Approval of Agenda

Add Item 3. Real Estate Issue (s), under Section VI – Executive Session.

To approve the agenda as amended.

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

4. Approval of Consent Agenda

- a. February 14, 2023 Council Minutes
- b. February 14, 2023 Executive Session Minutes
- c. January 17, 2023 Planning Commission Minutes
- d. January 24, 2023 Historic Preservation Commission Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM

1. Public Presentations

- a. Natural Gas Utility Workers Day Proclamation

Mayor John Howard presented the Natural Gas Utility Workers Day Proclamation.

No Action.

2. Public Comments

No one signed up for public comments.

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

City Administrator Logan Propes stated the Notice to Proceed has been received from GDOT for the West Bound On-Ramp, and the East Bound On-Ramp is making significant progress. He wants to schedule a Planning Retreat and invite the City Planning Staff, other Cities, the Walton County Planning Staff, the City Managers, and the County Manager. The Retreat can help to get everyone on the same page county-wide concerning growth and development.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey explained there are two garbage trucks out of service, causing the routes to be a little behind schedule. One of the garbage trucks has the Pocket Park logo on it. Completion date for the Town Green should be around the end of August, and the Terminal Building is set to be completed in May. Weather permitting, the Car Show will be on Saturday. Spring on the Green at Childers Park will be on March 25. There will be a Community Cleanup Day on April 29, in conjunction with Georgia Cities Week. Mr. Bailey read a card about Monroe received from someone in Fort Oglethorpe, which is in Northwest Georgia. He discussed a doctor from Minnesota that makes it a point to eat in Monroe anytime that she is in the area.

3. Department Requests**a. Police: Purchase of FLOCK Camera System**

Police Chief R.V. Watts requested approval to purchase ten Flock camera systems, which will be added to the current 16 cameras within the City. The \$28,500.00 cost will come from the Asset Forfeiture Account. He discussed a vehicle pursuit from the previous night; the FLOCK system helped to locate the individual within five minutes.

To approve the purchase from FLOCK Group, Inc.

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

b. Utilities: Purchase of Telecom Service Bucket Truck

Mr. Brian Thompson presented a request for approval of an increase in both the 2022 Capital Purchase amount and the 2023 Capital Purchase amount for two Altec 40G bucket trucks. One of the trucks increased by \$28,750.00 and the other increased by \$34,750.00. The trucks will be purchase from Global Rental Company.

To approve the additional CIP Funds to purchase the two bucket trucks as presented.

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

c. Utilities: Purchase of Telecom Service Bucket Truck

Presented and approved along with the previous item.

d. Utilities: Purchase of Transformers

Mr. Brian Thompson requested approval to purchase 25 Single Pad Mount Transformers from Gresco for a total of \$97,275.00. He explained they are residential transformer and the availability is still between 36 and 52 weeks. These became available through one of our normal vendors. Approximately 90% of the cost will be paid by the developer, once they are assigned to a development, but they are needed to make development possible.

To approve the purchase of 25 transformers from Gresco for a total of \$97,275.00.

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

IV. NEW BUSINESS**1. Public Hearings****a. Zoning Ordinance Code Text Amendment #15**

Mr. Brad Callender explained the breakdown for each amendment in detail. Section 630.3 – Modify Industrial Zoning District Land Use Regulation Table 6 to add land uses for restaurants, cafés, grills, and lunch counters, including restaurants with drive-in or drive-through service. Section 646.3 – Modify Central Business District Overlay (CBD) Land Use Regulation Table 8 to modify land uses from prohibited to being allowed for play centers, skating rinks, bowling alleys, parking lots, health / fitness centers, apartment buildings, townhouses, and walk-up or walk-away service restaurants. Section 646.6 – Amend Table 9 of the special design and dimensional standards for the CBD Overlay to increase the maximum building height to a five-story requirement and to add minimum floor area standards for apartments, lofts, and townhomes. Section 1420.4(2) – Amend application procedure for Zoning Ordinance Text Amendments to change the day applications must be submitted from thirty (30) to forty-five (45) days from the Planning Commission Meeting. Section 1421.4(2) – Amend application procedure for Zoning Map Amendments to change the day applications must be submitted from thirty (30) to forty-five (45) days from the Planning Commission Meeting. Section 1425.1(1) – Amend application procedure for Conditional Uses to change the day applications must be submitted from thirty (30) to forty-five (45) days from the Planning Commission Meeting. Section 1430.2(1) – Amend application procedure for Variances to change the day applications must be submitted from thirty (30) to forty-five (45) days from the Planning Commission Meeting. The Planning Commission and Code Office recommend approval of the proposed Zoning Ordinance Amendment as presented without any changes.

Vice-Mayor Larry Bradley questioned the maximum height for five stories.

Mr. Callender answered they are trying to eliminate the dimensional standard, so there is some flexibility in the story requirement itself.

Council Member Norman Garrett questioned whether the duplex concerns only the Downtown area or the whole City.

Mr. Callender stated that duplexes are currently prohibited Downtown, but duplexes are allowed throughout the City in R-2 Zoning. He explained the Central Business District prohibits duplexes currently, and they are trying to make them permitted.

Council Member Lee Malcom stated there are some duplexes in the CBD that are by right from a long time ago.

Mr. Callender stated that he does not know of any duplexes in Downtown.

City Administrator Logan Propes explained there are some on the fringes of the CBD.

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

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

No Action.

2. New Business**a. Impact Fees – Hall Consulting, Inc.**

City Administrator Logan Propes explained the request to authorize Hall Consulting, Inc. to help develop an Impact Fees Program for \$45,000.00. A full-blown study must be done prior to the implementation of any impact fees, and those costs have to be figured down to the penny. Hall Consulting would be the best choice for creating the program, since they recently completed the Comprehensive Plan for the City. He stated the cost will be split between Utilities and the General Fund. Some of the costs could possibly be gotten back through the administrative fee component after implementation.

To authorize Hall Consulting, Inc. to help develop an Impact Fees Program for \$45,000.00.

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

b. Form-Based Code Contract

Mr. Brad Callender explained the proposed contract with Town Planning & Urban Design Collaborative, LLC (TPUDC). The services include a 7 Phased approach to implementing a Form-Based Code and includes public engagement sessions. Hall Consulting presented Form-Based Code 101 to Council at a Planning Retreat last year. Form-Based Code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for code. Form-Based Code would foster pedestrian activity, connectivity, minimize urban degradation, encourage social, economic, and land use diversity. Factors within the Zoning Ordinance will be addressed, deficiencies will be identified, and recommendations will be made. The process will last approximately nine months.

City Administrator Logan Propes stated that Council has discussed Form-Based Smart Code several times. The agreement is with Town Planning & Urban Design Collaborative, which the City has used previously. Funding will come from the America Rescue Plan Act (ARPA) Funds.

Mayor, Council, Mr. Propes, Mr. Callender, and Ms. Thompson further discussed the process of changing to a Form-Based Code, adopting a new Form-Based Code, and the use of American Rescue Plan Act Funding.

To approve the Town Planning & Urban Design Collaborative, LLC Contract to assist with the Form-Based Code Plug-In Program.

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

c. 2nd Reading – Ordinance to Amend Official Zoning Map
Council waived the second reading of the ordinance.

To approved the Ordinance to amend the Official Zoning Map of the City of Monroe.

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

d. 1st Reading – Zoning Ordinance Code Text Amendment #15

City Attorney Paul Rosenthal gave the first reading of the Zoning Code Text Amendment #15 Ordinance.

e. Resolution – 2022 Budget Amendment

Ms. Beth Thompson explained the year end budget amendments are required to be in compliance with criteria from the State of Georgia and Federal Government. The amendments are to finalize the Financial Statements and the Annual Comprehensive Financial Statements for the auditors. She stated that not all overages are indicative of being over budget in a negative way; most overages are offset by increased revenues or other funding sources.

To approve the Resolution.

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

f. Resolution – Georgia Cities Week, April 23 – 29, 2023
City Attorney Paul Rosenthal read the Resolution.

To approve the Resolution.

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

Vice-Mayor Larry Bradley stated he hopes the Resolution conveys the importance of City Government to the citizens of Monroe and how they can help to encourage and shape things. This is where the public can be engaged and support the City. He encouraged the news media to cover this and to possibly have a news article about the Resolution.

g. Opioid Settlements

City Administrator Logan Propes explained there are a new set of Opioid Settlements that include five distributors. There will be five separate settlements; this is similar to the Johnson & Johnson Settlement from last year.

City Attorney Paul Rosenthal recommended joining the five proposed Opioid Settlements that will provide substantial funds for the abatement of the opioid epidemic in Georgia and throughout the United States. There are five proposed Settlements resolving claims against the nation's distributors or retailers (Teva, Allergan, CVS, Walgreens, Walmart) for their roles in the opioid epidemic. He stated the Settlements are nearly identical to the two Distributor Settlements from last year, which were the Janssen Pharmaceuticals Settlement and the Johnson & Johnson Settlement. Money will be received over a period of time, based upon the Settlements. They must be accepted as is; there can be no modifications. In order to participate, the City must approve to join into the Settlements, and the acceptance is due by April 18. The funds must be earmarked for opioid remediation; his office and the City will work together to make sure the funds are allocated appropriately. The majority of the funds will be used in the Public Safety sector, due to that being where the most contact is made with systemic problems of opioid addiction issues.

To approve and join into the five Opioid Settlements, authorizing the Mayor to sign all required participation documents.

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

V. DISTRICT ITEMS

1. District Items

Council Member Charles Boyce stated that he has been receiving calls about needing more street lights on Plaza Trace.

Vice-Mayor Larry Bradley gave compliments to The Walton Tribune's Best Of List that was voted on throughout Walton County. The list included Chief Watts for Best Law Enforcement Officer, John Howard for Best Elected Official, and Rodney Middlebrooks for Best Municipal Employee. He discussed his concerns about the City setting an example about substance and alcohol abuse, and the numerous problems caused by people over imbibing in alcohol. He stated that the role of the City is not to promote alcohol directly or indirectly. The DDA newsletter showed an ad for a drinking special at a restaurant that he felt was crude and demeaning. The City needs a way to control not having those kinds of ads. The City was promoting Georgia Beer Day on social media this past week, which he does not think is a proper function of the City Government. He would like the City to work with the City Attorney on some type of legislation saying the City does not advertise alcohol. He would also like for the City to look at not allowing alcohol sales at City sponsored events, like the concerts. Mr. Bradley discussed the previously approved Entertainment District Ordinance, which allows someone to take alcoholic drinks from one business establishment to another. He would like to see that Ordinance reversed. If the Ordinance cannot be reversed, the cups being used for alcoholic drinks should not have a Monroe Brand on it.

Council Member Norman Garrett stated that City voted to allow the drinks out in the open, but he does agree with Vice-Mayor Bradley. Monroe does not want to be known for drinking. He thinks that it needs to be looked into.

Council Member David Dickinson stated that the City is not doing anything out of the ordinary, and Monroe has not been turned into Bourbon Street in New Orleans. The fact that there have not been any arrests illustrates that it is not being abused. The citizens and visitors who choose to have the to-go cups are not getting sloppy drunk and are behaving properly. He discussed there only ever being one incident in his restaurant that got out of hand. It is not the position of the Council to get into the social issues of how to deal with any drug or alcohol abuse. He stated

the City has a right to control advertising in a City Publication but must be very careful about violating the First Amendment. He does not think it is broken, so there is no need for it to be fixed. He is not opposed to discussing the issue, but he is opposed to making any sort of changes to what is in place.

Mr. Bradley stated that he sees no benefit to the City in allowing drinking on the street, and it sets a poor example for the youth.

2. Mayoral Update

Mayor John Howard congratulated all of the local Basketball Teams. On March 25 the Habitat House will be under construction and pinwheels will be placed for Child Abuse Prevention Month. The Car Show will be on March 18. The Community Cleanup Day will be on April 29 in conjunction with Georgia Cities Week.

VI. ADJOURN TO EXECUTIVE SESSION

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

RETURN TO REGULAR SESSION

To make Rodney Middlebrooks Interim Electric Director, for the next six months.

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

VII. ADJOURN

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


MAYOR


INTERIM CITY CLERK

The Mayor and Council met for an Executive Session.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Charles Boyce, IV	Council Member
	Norman Garrett	Council Member
	Tyler Gregory	Council Member (via phone)
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Paul Rosenthal	City Attorney
	Russell Preston	City Attorney

Staff Present: Les Russell, Rodney Middlebrooks, Brian Thompson

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.

III. Legal Issue (s)

1. Legal Estate Matter

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

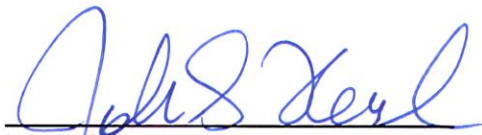
IV. Real Estate Issue (s)

1. Real Estate Matter

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

V. Adjourn to Regular Session

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



MAYOR



INTERIM CITY CLERK