



## Council Meeting

### AGENDA

Tuesday, April 14, 2020

6:00 PM

City Hall (via Teleconference-Zoom)

Join Zoom Meeting <https://us04web.zoom.us/j/512056360>

Zoom Meeting ID: 512 056 360

#### I. CALL TO ORDER

1. Invocation
2. Roll Call
3. Approval of Agenda
4. Approval of Consent Agenda
  - [a.](#) March 3, 2020 Council Minutes
  - [b.](#) March 10, 2020 Council Minutes
  - [c.](#) March 26, 2020 Council Minutes
  - [d.](#) March 3, 2020 Executive Session Minutes
  - [e.](#) February 13, 2020 Downtown Development Authority Minutes
  - [f.](#) February 13, 2020 Conventions and Visitors Bureau Minutes

#### II. PUBLIC FORUM

1. Public Comments

#### III. NEW BUSINESS

- [1.](#) Madison Davis Subdivision Phase 3 Final Plat

#### IV. ADJOURN

The Mayor and Council met for a called meeting.

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

Absent:	Lee Malcom	Council Member
	Larry Bradley	Council Member

Staff Present: Danny Smith, R.V. Watts, Bill Owens, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Patrick Kelley, Chris Bailey, Sadie Krawczyk, Beverly Harrison

Visitors: Andrew Kenneson, Les Russell, Linda Jones-Sibert, Patrick Stewart, Jordan Stewart, Sally Fielder, Cheryl Larson, Alan Sibert, Ed Hoff, Julie Hoff, Olivia Chelko, Rich Baumann, Andrea Green, Sam Serio, Elaine Hanson

**I. CALL TO ORDER – JOHN HOWARD**

**1. Roll Call**

Mayor Howard noted that Council Member Larry Bradley and Council Member Lee Malcom were absent. There was a quorum.

**2. City Administrator Update**

City Administrator Logan Propes clarified that constituents should call 770-267-3429 for any problems like cable being out, loss of power, or water leaks. The City has a fulltime Call Center at City Hall during the day and an after-hours Call Center for the evenings. He explained the phone will be answered by a live person and matters of urgency should not be submitted on social media. The City does not have a person dedicated to answer messages on Facebook and other social media platforms all the time.

**3. Central Services Update**

Mr. Chris Bailey discussed the provided picture of the Police Department / Municipal Court Building and the progress. The contractor, Place Services, is planning for completion earlier than September. He stated the Spring Newsletter was published this morning. Streets and Central Services have combined services for four employees to maintain the parks, airport, grounds, and right-of-ways. Contract labor will provide additional grounds and right-of-way upkeep. The crews picked up about 12,000 pounds of trash throughout the City.

**II. COMMITTEE INFORMATION****1. Finance****a. Monthly Finance Report**

Ms. Beth Thompson presented the monthly Finance Report. She stated that she has nothing out of the ordinary to report. There will be a mid-year budget review analysis implemented for any interdepartmental budget amendments which are needed at that time. She explained Mauldin & Jenkins requested this change, instead of waiting until the end of the year for all adjustments. The auditors have completed their field work at the City, and the CAFR will be presented to Council in the coming months.

**2. Airport****a. Monthly Airport Report**

Mr. Chris Bailey presented the monthly Airport Report. He stated the AvGas sales have been low, due to the weather. The Extra Special People Big Jump Fundraiser Event will be held on Saturday, May 9 at the Airport, with a rain delay day of May 16.

**3. Public Works****a. Monthly Solid Waste Report**

Mr. Danny Smith presented the monthly Solid Waste Report. He stated the repair and resurfacing of the concrete tipping floor is tentatively scheduled for the April 17 weekend. There is no downtime anticipated for the Transfer Station. The welding work will be scheduled for a weekend in March, so that the flow will not be interrupted. He explained 520 feet of six-foot galvanized fencing with mesh screen will be installed by Elite Fencing along the property line to help control litter. The City is partnering with SMI (Strategic Materials) for hauling and processing recycled glass; collection of the curbside glass will start on April 6. Customers will receive notice of the date and the types of glass materials that will be acceptable.

**b. Great American Cleanup Week, April 20 – 24, 2020**

Mr. Danny Smith explained the week of April 21 to be Great American Cleanup Week, which will allow the citizens of Monroe to bring any of their trash, scrap metal, regular tires (limit 10), and any recyclable items to the transfer station free of charge. He stated this will be the 18<sup>th</sup> year the City has participated.

*No Action.*

**c. Monthly Streets & Transportation Report**

Mr. Chris Bailey presented the monthly Streets & Transportation Report. He explained the crews have repaired 23 utility cuts. They have also repaired signs, and 12 pot holes have been repaired with cold patch.

**d. Church Street & Davis Street Traffic Calming**

Mayor John Howard introduced Sam Serio with Keck & Wood, the City's engineers. He will present information regarding the Church Street and Davis Street traffic calming bid contract. Mayor Howard explained Council can ask questions after Mr. Serio explains the proposed designs. Afterwards, individuals can ask questions calmly, with no emotions.

Mr. Sam Serio discussed the existing conditions and proposed traffic calming measures for each of the streets individually. He explained types of road classifications: local roads which are residential streets, collector streets, minor arterial streets, and major arterial streets. Church Street is considered as a minor arterial street by the Georgia Department of Transportation, which means it is not a local road in the hierarchy of road classifications. East Church Street is considered a minor arterial; it has two ten-foot travel lanes, both rural and urban sections, some sections have curb and gutter, and the posted speed limit is 30 miles per hour. A Speed Study was done between August 6 and August 13, 2018. The data collected shows that 85% of traffic traveled 40 miles per hour, which is 10 miles per hour over the posted speed limit. The highest speeds collected were 65 miles per hour and above; there were 51 instances where cars were traveling greater than 65 miles per hour during that week. He explained the vertical deflection or speed table was ruled out for Church Street, due to it being a minor arterial. Median islands were deemed the most appropriate for Church Street considering speed reduction, construction costs, and minimization to the neighboring properties. The intent is to limit speed to 30 miles per hour, while still allowing trucks and emergency vehicles to travel Church Street. Mr. Serio discussed the specific spacing and placement of the median islands in detail and stated they will cost approximately \$20,000 each. He stated another option would be chicanes, which cause a weaving effect to slow the traffic down and would impact the utilities. He asked if there were any questions before moving on to Davis Street.

Mayor Howard questioned the width being five feet.

Mr. Serio answered that to be correct, the pavement would be widened two and a half feet on each side.

Mayor, Council, and Mr. Serio further discussed the results of the Church Street Traffic Study.

Council Member David Dickinson stated some of the residents are concerned about the median islands looking ugly. He questioned what can be done to improve the appearance, such as a landscape element. They look too industrial for a historic neighborhood. Mr. Dickinson clarified to the neighborhood that the project will not involve taking any portion of any citizen's property. The entire project is within the right-of-way belonging to the City, and will not impede on any citizens ability to get in and out of their driveways. He also questioned how the quantity of nine was determined.

Mr. Serio explained the proposal is to have a brick paver looking Artscape surface inside of the median, instead of concrete. He would advise against landscaping the medians; it could impact peoples' properties if the medians are widened for landscaping. He explained the islands are spaced between 300 and 500 feet apart to keep motorists from accelerating to more than the desired 30 miles per hour before reaching the next one.

Mayor Howard stated if there were no further questions Mr. Serio could continue with Davis Street.

Mr. Serio explained Davis Street is considered as a local road, which has less traffic. It has two eleven-foot travel lanes with urban sections, which means it has curb and gutter. The posted speed limit is 30 miles per hour. A Speed Study was done between August 21 and August 28, 2018. The data collected shows that 85% of traffic traveled 40 miles per hour, which is 10 miles per hour over the posted speed limit. There were four instances where cars were traveling greater than 65 miles per hour during that week. He explained horizontal deflection measures were ruled out for Davis Street, due to the tight space and it being classified as a local road. Speed tables were deemed the most appropriate for Davis Street. The same previous design

guidelines were used to get the expected speed reduction of ten miles per hour at the speed tables. He explained the speed tables will be spaced between 300 and 400 feet apart to keep motorists from getting up to full speed. Mr. Serio discussed the specific spacing and placement of the speed tables and stated the average cost is about \$5,000 each.

Council Member Norman Garrett questioned the quantity.

Mr. Serio answered there will be a total of eight speed tables on Davis Street.

City Administrator Logan Propes discussed the back ground and logistics of the project. Council approved for Keck & Wood to move forward with the engineering design in December, and the bids were opened last week. Tri Scapes, Inc. had the lowest bid amount of \$222,404.50 for the entirety of the project, which will come from the 2019 SPLOST Funds.

Mayor Howard stated anyone with questions could come to the front one at a time. They should state their name and address and direct their questions to Council.

Ms. Linda Jones-Sibert stated she has lived at 505 East Church Street for 22 years. The residents on Church Street agree that traffic is a problem and so is speeding. The neighborhood is the most upset about not finding out about this until reading the paper last Sunday. It was never discussed with the neighborhood, and they all started calling the Mayor and Council Members when they found out. The medians will be 15 feet long and five feet wide, and the curb will be bumped out two and a half feet on each side. She discussed how this will affect her granddaughter riding her bicycle, people walking with strollers, wheel chairs, and scooter. She discussed the size and coloring. She stated the medians are not appropriate for a historic neighborhood, and they will decrease property values. She discussed other possible options and requested more time before Council makes a decision.

Ms. Cheryl Larson stated she has lived at 501 East Church Street for 15 years. She anticipates having trouble getting out of her driveway with the speed medians. She would guess that the 51 instances of cars going 65 miles an hour are police cars and questioned what is going to happen when they are trying to go around the medians at that speed. She discussed tickets being given for the speeding.

Mr. Rich Baumann stated he has lived at 704 East Church Street for 10 years; he bought and restored the house. He stated one of the medians is going right in front of his house, so that is what he will see when he is sitting on his front porch. There are other options that are less disruptive and less expensive. He suggested stop signs or electronic surveillance devices; the medians just don't make any sense to him.

Mr. Alan Sibert stated he lives at 505 East Church Street. He discussed some of his safety concerns. The fire trucks will either be hitting the medians, or the medians will delay their response times. He discussed how the medians will affect the school buses. The residents want to maintain the integrity of the historic district; they need more time to evaluate possibilities.

Ms. Olivia Chelko stated she has lived at 518 East Church Street for 15 years. She has dumped a lot of money into restoring her house and shares her neighbors concerns about property values. They want information about what these nine traffic calming devices are going to do to their property values. She is also concerned about them coming right to the sidewalk. She discussed being hit by a distracted driver previously, though it did not happen in Monroe.

Ms. Sally Fielder stated she lives at 414 East Church Street and has lived there the longest. The Historical Society wants to tell them what to paint, what not to paint, what to tear down, and what to put back up. This seems like it is out of the ordinary for the whole street. She stated the traffic study is all about speed and questioned whether the issues are with traffic or with speed. She questioned why tickets aren't given out, since it is about speed. Traffic will never be solved until a bypass is put around the town, and there has not been any land purchased for a bypass. She suggested putting stop signs up.

Mr. Keb Barnes stated he has lived at 721 East Church Street for about two years; it is at the corner of Colquitt. There is going to be one of those bumps right in front of his house. He has a problem with the speeding and the trucks but hasn't heard anyone say anything about the trucks. The islands are going to put the trucks closer to the sidewalks. He questioned taking a chance that a truck will run into someone's yard. He believes stop signs are a much better idea.

Ms. Andrea Green stated she lives at 707 East Church Street. She has previously questioned how the wow factor could be brought back to Church Street, and this is not wow. She just found out about all of this from a note posted on her door. She discussed an 18-wheeler crashing into a median and destroying it on North Broad Street. There is no space to take from her front yard and if there is an accident one of these tractor trailers will end up in her living room. She stated the medians will cause more problems not less, and there are other options.

Mayor Howard asked if Council had any more questions. He explained this item will have a separate distinct vote next week, instead of being under the consent agenda, and the item will of course be open for public comments again. Mayor Howard stated that he and Mr. Dickinson will stick around after this meeting if anyone would like to talk to them further.

*No Action.*

**e. Midland – Washington Sidewalk & Shared Parking Arrangement**

City Administrator Logan Propes discussed a public / private parking arrangement to broaden the footprint in Downtown Monroe. The Development Agreement will be presented to Council next week, along with the bid package. He explained Peters & Fosters wants to donate some land; the initial agreement includes an easement for additional sidewalks on Midland Avenue and approximately 58 public parking spaces. The parking lot will be redesigned and landscaped, and new sidewalks will be placed on Washington Street linking to the ones across from the Fire Department. Mr. Propes stated including the sidewalks the cost of the parking spaces will be approximately \$4,500 per space, compared to between \$21,000 and \$30,000 per space for a parking deck, and over \$15,000 per space for land acquisition and development. He requested anyone with concerns to let him know while they are in the process of finalizing the Development Agreement.

*No Action.*

**4. Utilities**

**a. Monthly Electric & Telecom Report**

Mr. Brian Thompson presented the monthly Electric & Telecom Report. He stated the Horizontal Directional Drill was delivered and has been put in service; the old one will be surplus. The Micro Trenching Saw was also delivered; it will be used to pull fiber into existing neighborhoods and help with the WiFi deployment downtown. He discussed the AMI Project with Tantalus being underway, which will help to read meters very quickly. He gave an update on the MAB Project. They are currently working on the street light design, and he will

meet with MEAG within the next couple of weeks to discuss substations for the area. The Spring Street Project is coming along with the new poles. Mr. Thompson discussed following along with Senate Bill 309 and the coal ash bills, which are running in both the House and the Senate. The coal ash bills could negatively impact electric rates throughout the State.

**b. Monthly Water, Sewer, Gas, & Stormwater Report**

Mr. Rodney Middlebrooks presented the monthly Water, Sewer, Gas, & Stormwater Report. He explained three of the gas projects have been identified for the year: Southview, Bolton, Pierce, Reese, and Olympian Way; Victory Drive; and Harris and Lacy Streets. The projects were determined by previous leak surveys. Gas is still being installed in Phase II of Stone Creek. The 2018 CDBG Project will be starting soon; it is running a little behind, due to some material issues. The preconstruction meeting has been held for the Loganville Water Line Extension, and the contractors have received the Notice to Proceed. The submittal deadline is approaching for the 2020 CDBG. The McDaniel Street drainage project is almost finished.

**5. Public Safety**

**a. Monthly Fire Report**

Fire Chief Bill Owens presented the monthly Fire Report. There were no structure fires for January. The City of Monroe partnered with the City of Winder for a Driver / Operator Certification Class, but the results have not been received from the State yet. The Recruit Class is underway, and their completion date will be in August.

**b. Monthly Police Report**

Police Chief R.V. Watts presented the monthly Police Report. The Part 1 Crimes are about the same as this time last year. The Part 2 Crimes were up some, due primarily to the implementation of the narcotics unit and some increase in domestic violence cases. The department participated in four community events. He stated the Annual Awards Banquet was held in January and thanked the Downtown Businesses for supporting their event. He discussed applying for the HEAT Grant for Highway Enforcement of Aggressive Traffic from the Governor's Office of Highway Safety.

City Administrator Logan Propes stated the City has been getting outstanding backup from the Georgia State Patrol; they are working really well with the City Police Department. They are assisting with a lot of the speeding infractions, the hands-free law enforcement, and motor carrier compliance. They are cracking down as much as they can on some of the tractor trailers being in areas where they should not be. He stated they are trying to make more of a presence here.

**6. Planning & Code**

**a. Monthly Code Report**

Mr. Patrick Kelley presented the monthly Code Report. He stated there were 15 new business license applications and 21 businesses that closed. Monroe Self Storage on Breedlove Drive was the only major project permitted. Silver Queen is open, Main Street Apartments are starting to frame the second floor, and John's Supermarket is making tremendous progress.

**b. Discussion – Major & Minor Subdivision Developments**

City Administrator Logan Propes stated this item was put on the agenda at the request of the Committee Chair for a general discussion about major and minor subdivision developments. He

explained a minor subdivision consists of between one and four lots, and a major subdivision consists of five or more lots. He and Mr. Kelley will both be glad to answer any questions concerning major or minor subdivisions.

Mayor Howard stated he received an email from Mr. Mark Willett addressing some of the existing covenants and proposed covenants. The ten covenants that Mr. Willett plans to put in place are as follows: the minimum heated square footage must be 2,500 square feet; front and sides of homes will have brick and/or stone foundations and fireplaces; all front and side area on dwelling lots will be sodded; a minimum of five trees with minimum diameter of two inches shall be placed on each lot or preserved on each lot and this does not include evergreen trees; no vinyl siding allowed; all homes to have 12-foot concrete driveways; roof pitch 8/12 or greater; all utilities underground; all homes shall have a minimum two-car garage; and homes to have 30-year or greater roofing materials, no three-tab 20-year shingles.

*No Action.*

## **7. Economic Development**

### **a. Monthly Economic Development Report**

Ms. Sadie Krawczyk presented the monthly Economic Development Report. She stated the Chocolate Walk was last month, 36 businesses participated, and the fire pit was used. New trash cans have been ordered to replace the older ones in downtown. The current trash cans will be refurbished to be reused in areas off of Broad Street. She discussed the Arbor Day Celebration; there were three trees and blueberry bushes planted in the Community Garden at Pilot Park. The Georgia Forestry Commission attended the celebration and presented the City with the Tree City USA recognition: they also gave away saplings. She explained the Farmers Market Applications are open. The Farm to Table Event tickets opened on Sunday and sold out within 12 hours.

### **b. 2020 Concert Series**

Ms. Sadie Krawczyk explained the plan is to have the May and June concerts on the Courthouse lawn and the August and September concerts on the future Town Green.

*No Action.*

## **8. Parks**

### **a. Monthly Parks Report**

City Administrator Logan Propes explained the City did not receive the GHOST Grant for the Downtown Green improvements. They will look at phasing in some various improvements starting this year to make the space as usable as possible and engineer out future improvements with SPLOST Funds. The City can still have a great impact on the space and make it usable.

Mr. Chris Bailey presented the monthly Parks Report. He explained the request for proposal for the playground equipment at Pilot Park is out for bid, with proposals due by March 26. The park will be starting over and be revitalized with eco-friendly recycled material-based playground equipment. The Arbor Day event was held at the Community Garden on February 22, as Ms. Krawczyk mentioned. The swings have been replaced at Hammond Park. The lake at Childers Park will be started as soon as the weather permits.



**III. ITEMS OF DISCUSSION**

- 1. Approval – Major Subdivision – 945 Holly Hill Road**
- 2. Stonecreek Subdivision Phase II Final Plat**
- 3. Application – Beer & Wine On-Premise Consumption – The Southern Ox**
- 4. Resolution – Georgia Cities Week, April 19 – 25, 2020**

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

**IV. ADJOURN TO EXECUTIVE SESSION**

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

**V. ADJOURN**

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

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**MAYOR**

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**CITY CLERK**

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, Patrick Kelley, Chris Bailey, Sadie Krawczyk, Beverly Harrison

Visitors: Andrew Kenneson, Les Russell, Alan Sibert, Andrea Green, Sally Fielder, Cheryl Larson, Lauren Holley, Tishia Fenn, Peyton Kelly, Kevin Oldham, Valerie Garner, Brian Krawczyk, Patrick Stewart, Ed Hoff, Julie Hoff, Mark Willett, Sam Davis, Morgan Davis, Chuck Ross, Linda Jones-Sibert, Jeremy Bower, Rita Dickinson, Todd Rice, Bruce Chick, Gina Grieko, Rich Baumann

**I. CALL TO ORDER – JOHN HOWARD**

**1. Invocation**

Pastor Brian Krawczyk with Grace Church in Monroe gave the invocation.

**2. Roll Call**

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

Mayor Howard stated the City is keeping an eye on the Coronavirus. There are zero cases in Walton County as of 4:00 pm, and the City of Monroe has a Plan in place. Lorri Tanner, with the Walton County Board of Health said if someone feels that they might have symptoms they should call the doctor instead of going to the medical facility. Everyone should wash their hands, practice good healthy habits, and use common sense. He explained any new information will be passed along through the media, social media, and the City website. He stated the City of Monroe was named as number 47 in the 50 Safest Cities in the State of Georgia.

**3. Approval of Agenda**

To approve the agenda as presented.

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

**4. Approval of Consent Agenda**

- a. February 4, 2020 Council Minutes
- b. February 11, 2020 Council Minutes
- c. February 19, 2020 Council Minutes
- d. February 18, 2020 Planning Commission Minutes
- e. February 25, 2020 Historic Preservation Commission Minutes
- f. January 9, 2020 Downtown Development Authority Minutes
- g. January 9, 2020 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

**II. PUBLIC PRESENTATION**

**1. Walton County Youth Advocacy Board**

Ms. Tishia Fenn, Director of the Walton County Youth Advocacy Board, introduced Lauren Holley and Payton Kelly. They are part of 20 High School Students participating in the program. She stated that Lauren is a senior at George Walton Academy and Payton is a junior at Walnut Grove High School. The group tries to effect change in the community with projects that are important to them. They were at the Capitol last week discussing their current initiative.

Ms. Lauren Holley explained they will be holding a phone free event on March 21, 2020 from 4:00 pm to 7:00 pm. She discussed everyone looking down being a huge problem and their Lookup Campaign. Participants will turn their phones in and enjoy events that are both informative and fun, while trying to bond as a family.

Mr. Payton Kelly explained family members will be given phone bags for storing their phones and a card with a locker number. The phone bags will be stored in the locker, which will be protected by the police.

Ms. Holley stated they are partnering with the Monroe Police Department for phone protection. Anyone not willing to turn their phones over can keep them, but there will be Phone Police walking around. If someone gets caught looking at their phone, they will announce that they are a phone addict over a megaphone. Phone addicts will be taken to the PVC pipe jail, where they will make a generous \$5.00 donation to the worthy cause for release. She stated participants will receive goodie bags with some local gifts inside. They are also partnering with some local restaurants for 10% discounts to have a phone free meal after the event.

*No Action.*

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

Ms. Rita Dickinson stated she has lived on Church Street for 35 years and is in favor of the traffic calming on Church Street. The traffic has gotten worse over the years; people use it like a speed track to drive very fast. She lives in front of Pilot Park and believes the children playing at the park are in danger from the fast cars. She would like to see something done to slow the traffic down.

Mr. Brian Krawczyk stated he lives at 411 South Madison Avenue. He is an advocate for the traffic calming measures on Church Street. He stated there has been a desperate need for something to be done about the speed which people drive on Davis Street and Church Street for several years. He appreciates the efforts of the additional signage over the last couple of years, but they are ineffective measures. He is concerned with traffic going 50 to 60 miles per hour unimpeded; something more is needed to force the cars to slow down. The engineering looks great and is very unobtrusive. The plan has been researched and well thought through. He stated even if it were a giant ugly sign painted fluorescent yellow it would still be worth it if it saves one child's life. He hopes the City will move forward with the plan as soon as possible.

Mr. Jeremy Bower stated he is a new business owner in Monroe. His business faces Church Street, and they are renovating a house at 400 East Church Street. They have five kids that are nine and under. He discussed it being scary for the kids to be in the front yard with all the cars flying by and having to move them to the back yard. The speed on Church Street is dangerous; traffic needs to be slowed down so it is safe for families to walk and play in their front yards.

Mr. Alan Sibert stated he lives at 505 East Church Street, and he is against the project in its current form. He stated the residents are basically looking for something that is more attractive but still effective. They agree that something needs to be done for traffic calming but believes there is a better way of doing it. Appearance is important for the historic district of Church Street. The neighborhood is attractive; there must be a nicer looking way of doing this. They do believe there are some safety issues, but what they are against are the median islands. He requested more time, because he thinks it warrants more study and more options. This is not a good solution for school buses; the weaving will cause kids and items to slide back and forth. He discussed making the sides sloped, instead of vertical.

Ms. Andrea Green stated she lives at 707 East Church Street. She requested more time, maybe another month. She has done a lot of research and wants to present her plans. Everyone is in agreement that something needs to be done but differ on what is being proposed. She discussed a high-speed chase the previous weekend, where the car ended up in the green space between the sidewalk and the road. She stated medians will impede on emergency vehicles getting through. She feels there are better solutions that would work, maybe they just haven't been seen yet. The people in the neighborhood are affected directly; it will impose on her driveway and affect her in a negative way.

Ms. Linda Jones-Sibert stated all of Church Street is aware there is a problem with traffic. She thanked Chief Watts for having the Officers out this weekend stopping both trucks and speeders. The neighborhood has been notified by calls and meetings, since they found out about this two weeks ago. She described the nine medians being 15 feet by 5 feet wide, with cement and brick pavers. She discussed the 2018 Traffic Study and doing a mock-up over the weekend. She is scared for her seven-year-old grandchild to walk and ride her bicycle on the sidewalk. There are currently two 30 miles per hour speed limit signs and only 15% of the traffic is going more than

45 miles per hour. They are concerned about it being a historical neighborhood, safety issues, housing values may decrease, traffic tie ups may occur, and traffic won't be able to stop where there is a median. She discussed traffic associated with the Community Center Building. She requested the Council to table the motion and give the constituents time to come up with a better solution.

Ms. Sally Fielder stated she lives at 414 East Church Street and has lived there since 1976. She sees the traffic and realizes the street is narrow. She questioned how many tickets are given out, since it is all about speed. She does not like the medians and certainly not nine of them. She asked Council to table it and get some new ideas. She is totally opposed.

Ms. Cheryl Larson stated she has lived at 501 East Church Street for 15 years. She opposes the medians but agrees that something needs to be done. This weekend was the first traffic stops she has seen on Church Street, and she has never seen a digital sign there. According to her research, medians have the potential to slow traffic by three miles per hour. This is a lot of money for such little results; the money should be used somewhere else. She questioned where the traffic is going to be routed to and how long this will disrupt their street. She does not think this is the correct option.

Mr. Todd Rice stated he lives at 505 East Church Street. He spoke in favor of the traffic calming. He stated he has two kids and one on the way; they walk up and down Church Street to get into town. He feels sure that the City has done their due diligence prior to this proposal. The islands have the ability to slow traffic down enough so people can walk down the sidewalks without having to worry about the speeders. He believes it will be a great addition to compliment downtown.

Mr. Kevin Oldham stated he lives at 724 Church Street. He discussed delivering pizzas in Grayson when he was younger. There was about a three-mile stretch of road with medians, and it did nothing to slow the traffic down. It will slow people down that aren't driving fast, but not the ones that are driving fast, and a truck will just hop the curve. He stated this will only inconvenience the traffic, not stop the speeders. He believes speed humps would work better and would be much cheaper, with less construction.

Mr. Rich Baumann stated he lives at 704 East Church Street. He stated one of the medians is going right in front of his house, so it will impede his and his neighbor's driveways. The safety aspect is the most important problem. He discussed how impaired drivers will have nine different opportunities of being diverted towards houses. It just doesn't make any sense to him.

Mr. Bruce Chick, of 690 McDaniel Street, presented a model of the houses on McDaniel Street. He discussed how digital signs will not impede traffic or slow traffic down. He discussed statements that Council Members made at the last Council Meeting. He stated there has not been a traffic study of any substantial element performed; it was only a way to appease the residents and give them false hope of their concerns being heard. He is still baffled at why the ordinance was originally changed as a blanket zoning requirement instead of granting variances as applicable, and the residents of McDaniel Street are left to suffer the consequences of such poor planning and oversight. Mr. Willett has agreed to some additional setbacks and made promises of larger homes and upgrades, but he is still concerned about the ability to enforce such propositions. It remains to be seen how much of a grand estate can be constructed on the narrow lots being surveyed; there are still too many houses on too small of a space. He stated the stormwater runoff, with the grading and construction has yet to be addressed. Mr. Chick finished by welcoming Mr. Willett to the neighborhood.

Mr. Andrew Kenneson explained he will be leaving Monroe at the end of March, and this will be his last meeting. He has enjoyed his time here getting to know everyone. He thanked everyone for answering most of his questions. He has not always agreed with everything but thinks Council has made a lot of good decisions.

#### IV. NEW BUSINESS

##### 1. Approval – Major Subdivision – 945 Holly Hill Road

Mayor John Howard asked if Council had any questions for Mr. Willett or Mr. Ross prior to moving to Mr. Patrick Kelley.

Council Member Lee Malcom questioned whether Mr. Willett would be willing to put the 50-foot front setback for the applicable lots in writing, so that it would follow the land.

Mr. Mark Willett answered that he would put it in writing.

Mayor Howard read the ten covenants: the minimum heated square footage must be 2,500 square feet; front and sides of homes will have brick and/or stone foundations and fireplaces; all front and side area on dwelling lots will be sodded; a minimum of five trees with minimum diameter of two inches shall be placed on each lot or preserved on each lot and this does not include evergreen trees; no vinyl siding allowed; all homes to have 12-foot concrete driveways; roof pitch of 8/12 or greater; all utilities underground; all homes shall have a minimum two-car garage; homes to have 30-year or greater roof materials, no three-tab 20-year shingles; and the additional 50-foot front setback wherever possible.

Code Enforcement Officer Patrick Kelley presented the application for a subsequent subdivision of the property, which fronts on McDaniel Street. He explained it is basically a division of land into conforming lots, not really a development of a subdivision.

Attorney Chuck Ross stated prior to the meeting he delivered a copy of their Assertion of Constitutional Rights to the Mayor, Council, and City Clerk.

City Administrator Logan Propes discussed information collected by Keck & Wood in response to the traffic study request by the City. Mr. Sam Serio looked into not only the speed but also the general traffic conditions of the McDaniel Street area. He explained the data was derived mainly from the flashing sign, which records all data constantly. He gave an overview of the existing conditions of McDaniel Street. The roadway is classified as a major collector; there are two ten-foot travel lanes with a rural cross section. The speed limit is 35 miles per hour and 85% of the traffic is 45 miles per hour. The total vehicle count during the five-day study was 12,434. The highest speed collected was 83 miles per hour and 14 of the vehicles were over 65 miles per hour. He stated traffic calming measures are deemed appropriate for McDaniel Street. He discussed the proposed traffic calming measures, due to the type of roadway and the existing curb cuts options are limited. The City has expressed interest in construction of sidewalks along this roadway in the future, which will add curb and gutter along the sidewalks and allow traffic calming measures to all be included in one project. He explained this will be a multifaceted approach to slowing the traffic on McDaniel Street, adding sidewalks, curb and gutter, and whatever traffic calming measures are deemed appropriate. In the long term the most appropriate would be median islands and small roundabouts. The potential ten subdivided lots with the ten subsequent driveways could actually help to reduce speeding in the area, given the visual friction created from additional driveways along the route. He explained this was well

studied by the City's engineers, and they did not see a major need in creating any additional amendments to those curb cuts, given their spacing.

Council Member David Dickinson questioned the projected cost of the lots being \$90,000.

Mr. Willett answered that to be correct.

Mr. Dickinson stated that fact alleviates any of his concerns about what type of houses are going to be built. It will be a \$500,000 project, if a person pays \$90,000 for a lot to build a 2,500 square foot house. He discussed how the visual restrictions can help.

Council Member Larry Bradley questioned whether the future sidewalks and traffic calming plans need to be figured in at the same time that the lots are being divided and the driveways are being done. He also questioned whether or not the effects that the development will have to the stormwater could be measured.

Mr. Propes answered yes that would be something the City would like to work on with Mr. Willett, especially the drainage. It would be a big help to work it out on the front end instead of retroactively. He explained there is not really a way to quantify the stormwater effects, but if it is generally piped it should not create a huge difference.

Council Member Lee Malcom questioned whether the developer will be required to put sidewalks in front of each lot.

Mr. Kelley answered based on the development pattern of the road not being curb and gutter at this time, they will be required to pipe the crossing for their drainage ditch. He stated with it being a rural road with a rural profile with the ditches, it would remain that way.

Mr. Malcom questioned it not be more proactive to address the sidewalks now, since it is the City's objective to install sidewalks within the next 24-months or less.

Mr. Kelley stated the City would need to work with Mr. Willett on making the grading as readily retrofittable as possible to future plan.

Council Member Norman Garrett questioned whether they are in compliance now.

Mr. Kelley answered their proposal complies 100% with the Zoning Ordinance.

Council and staff further discussed sidewalks for McDaniel Street.

Council Member Ross Bradley questioned whether the two-car garages will be front facing or side facing.

Mr. Willett answered it depends; it is too far in advance to know yet. He is in agreeance to installing the 24-inch drain, if the City surveyor will mark where the pipe needs to go. He just needs the City engineer to complete the drawings by the time they are ready to start building.

Mr. Propes explained the City has not engineered to that spec yet. It is just conceptual at this point, but he will work with Mr. Willett on it.

To approve the subdivision with the covenants as presented.

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

**2. Stonecreek Subdivision Phase II Final Plat**

Code Enforcement Officer Patrick Kelley presented the Final Plat of Phase II of the Stonecreek Subdivision for approval. He explained all of the necessary Development Agreements for unfinished improvements are in place. The applicant needs approval of the final plat to get the subdivided lots recorded prior to beginning the build for Phase II.

Council Member Lee Malcom questioned whether lot sizes in Phase II are proportionate to the lots in Phase I and whether the Phases are balanced.

Mr. Kelley answered he believes there are a larger portion of smaller lots compared to larger lots, but the project is compliant with the agreed upon minimum.

To approve the Final Plat of Phase II for the Stonecreek Subdivision.

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

**3. Application – Beer & Wine On-Premise Consumption – The Southern Ox**

To approve the application.

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

**4. Resolution – Georgia Cities Week, April 19 – 25, 2020**

To adopt the resolution proclaiming the week of April 19<sup>th</sup> Georgia Cities Week.

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

**5. Church Street & Davis Street Traffic Calming**

Council Member Larry Bradley read letters from two property owners who were unable to attend the meeting. The letter from Melvin Music stated he owns 502 East Church Street, 903 East Church Street, and 401 South Madison Avenue, which is located at the corner of Davis Street and South Madison Avenue. He wanted to voice his support for any measures that can be taken to slow the traffic on Church Street and Davis Street. He attested to witnessing the dangers that the traffic poses by the speed at which cars fly. The proposed solutions are facing criticism due to being ugly, but a fatality would be far uglier. Mr. Music strongly urged the City to proceed with any and all means available to prevent an accident due to speeding vehicle traffic on these roads. The letter from John Ryan McGreevy stated his family lives at 901 East Church Street and are thrilled to hear about this project. He and his family encourage the City to continue with the current Traffic Calming Project plans. Speeding vehicles are the single largest concern of the homeowners on Church Street, and illegal tractor trailer traffic is not far behind. Increased signage, police presence, and enforcement are not enough to solve these issues; immediate implementation of the engineer-led design is the most prudent and necessary course of action.



They appreciate the concern other residents are presenting in opposition but politely disagree, concerns for safety far outweigh the critique of the project.

City Administrator Logan Propes explained Tri Scapes, Inc. had the lowest bid amount of \$222,404.50 for construction of traffic calming features on Church Street and Davis Street. Church Street will have median islands and Davis Street will have speed tables. He showed slides of median islands and speed tables that are actually in place at other locations for a visual of how they will look. The City's medians will have a yellow center stripe through the middle and a white stripe around the edge. The City will have more of a rollback curb so emergency responders can get through easier but still be a deterrent for tractor trailers. Mr. Propes stated he has talked with each of the departments within the City, and everyone is on board with the designs. He explained that driveways were taken into careful consideration, and no driveways will be blocked for ingress or egress.

Council Member Norman Garrett questioned the reason for using different features for Church Street and Davis Street. He also questioned the safety of moving the road closer to the sidewalks on Church Street.

Mr. Propes explained according to the traffic study, speed tables are more appropriate for a lower volume street. Davis Street is also much wider than Church Street, which generally makes speed tables a better fit. Church Street is very narrow, with only about forty feet of right-of-way in most spots in the Historic District; median islands are the only traffic feature that would be appropriate.

Mr. Garrett questioned whether Council Member Dickinson thought with more time that he could talk with the Police Department and the neighborhood in order to come to common ground so that everyone would be satisfied.

Council Member David Dickinson stated he has lived on Church Street for 39 years. It was not a Historic District at that time; they help to get it designated as a historic neighborhood. The neighborhood was thriving until the recession hit, and it is now building back up again. He is glad young families are moving in and wanting to make it a walkable, golf cartable, cyclable community. He has discussed this with the neighbors that have expressed opposition and explained that he is not opposed; he has a different opinion. He is a runner and a cyclist but will not ride his bicycle on Church Street, due to it being too dangerous. It is just a matter of time before someone gets hit or killed. Mr. Dickinson discussed various studies of accidents, with deferring miles per hour speeds. He stated according to the engineers' studies, Ms. Green's ideas are not viable options for Church Street. This may not be a perfect solution, but it has to start somewhere and something has to be done before there are fatalities. He has not seen any data showing that traffic control devices harm property values, and he has no opposition to having one directly in front of his house. The exact location of the islands can be adjusted.

Mayor, Council, and City Administrator further discussed other ideas, the amount of right-of-way space, paver insets, sidewalks, the grass area beside the sidewalks, and blocked driveways.

Mr. Dickinson clarified for everyone that no citizens' driveways will be blocked. They will be able to go in both directions. No citizen's access to go east or west on the street will be impeded by the location of an island.

Council Member Ross Bradley questioned whether the curbing height could be adjusted to make it a ten to twelve-inch curb instead of a six to eight-inch curb.

Mr. Propes stated he would explore the option of adjusting the curbing height with the engineer.

To move forward with the Traffic Calming measures on Church Street and Davis Street.

*Motion by R. Bradley, seconded by Dickinson.  
Voting no Garrett, Crawford.  
Passed 6-2.*

#### **6. Lease Agreement for Midland Sidewalk & Shared Parking Lot**

City Administrator Logan Propes discussed the new sidewalk and parking lot agreement, which will be on Midland Avenue and Washington Street. The shared parking lot agreement will be at the Peters & Fosters lot; they will grant the City some easements to construct some additional sidewalks on Midland. On Washington Street the sidewalks will be constructed on the existing right-of-way. The shared parking will result in approximately 58 public parking spaces. There will be no annual cost to the City; the cost of construction will be payment in lieu. He explained the cost for the City will essentially be \$2,718 per space for all the sidewalks and parking rehab. This option will be considerably cheaper than land acquisition for a sidewalk or a parking deck and a good deal to use existing asphalt for public benefit.

To approve the Lease Agreement with Peters Diversified, LLLP.

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

#### **7. Bid Award for Midland – Washington Sidewalk & Shared Parking Lot**

City Administrator Logan Propes stated the request is to award the low bid for the construction of the Midland –Washington Sidewalk and Parking Project to Sol Construction, LLC. The total bid amount is \$163,383.05 for the base bid, Alternate A2 bid, Alternate B bid, and Alternate B2 bid. He explained approval will be contingent upon the full execution of the Lease Agreement, which was just approved.

To approve the bid from Sol Construction, LLC for the total amount of \$163,383.05 as presented.

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

### **V. ADJOURN**

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

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MAYOR

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CITY CLERK

The Mayor and Council met for an emergency called meeting, via Teleconference-Zoom.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney

Absent:	Myoshia Crawford	Council Member
	Norman Garrett	Council Member

Staff Present: Danny Smith, R.V. Watts, Bill Owens, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Patrick Kelley, Chris Bailey, Sadie Krawczyk

Visitors: Sharon Swanepoel, David Clemons, Les Russell

**I. CALL TO ORDER – JOHN HOWARD**

**1. Roll Call**

Mayor Howard noted that all Council Members were present via Teleconference (Zoom Video / audio conferencing), except Council Member Norman Garrett and Council Member Myoshia Crawford. There was a quorum.

**2. Approval of Agenda**

To approve the agenda as presented.

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

To amend the agenda under New Business to add Item 5 – Ordinance to Impose a Curfew in the City of Monroe, Item 6 – Ordinance to Temporarily Close Certain Establishments in the City of Monroe, Item 7 – Late Fees and Disconnections, making Item 8 – Other Business. To approve the agenda as amended.

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

**II. NEW BUSINESS**

**1. Ordinance to Temporarily Amend Certain Alcoholic Beverages Ordinances**

City Attorney Paul Rosenthal gave the reading of the ordinance to temporarily amend Article 6 of the Code of Ordinances regarding Alcoholic Beverages All on-premises beer and wine sales alcohol license holders in City of Monroe, Georgia licensed pursuant to Code of Ordinances Section 6-85 *et seq* are permitted to sell unopened beer and wine containers to patrons for the purposes of said patrons partaking in off-premises consumption when accompanied by an order

for takeout food. Said license holders are permitted to sell growler sized portions of beer to patrons for off-premises consumption when accompanied by an order for takeout food. Said growler portion containers shall not exceed sixty (60) fluid ounces per individual customer and must be contained in a properly sealed container. This Ordinance shall take effect immediately upon its adoption by the Mayor and Council, and shall remain in effect for ninety (90) days, unless sooner terminated or extended.

City Attorney Paul Rosenthal stated as noted in the Ordinance, a second reading will be waived by an affirmative vote of City Council.

To adopt the ordinance.

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

**2. Ordinance to Create and Fund the Downtown Development Authority Stabilization Fund of the DDA**

City Attorney Paul Rosenthal gave the reading of the ordinance to create and fund for use, implementation and administration by the DDA for the purpose of rendering assistance, stabilization and support to downtown Monroe businesses experiencing an economic impact due to the ongoing and evolving Pandemic. City staff is hereby instructed to transfer \$100,000.00 from the Utility Capital Reserve Fund to the DDA to fund and establish the Stabilization Fund. The DDA will adopt and document criteria and terms of qualification for a business receiving assistance from the Stabilization Fund, keeping the Mayor and Council apprised of all actions and transactions.

City Attorney Paul Rosenthal stated as noted in the Ordinance, a second reading will be waived by an affirmative vote of City Council.

To approve the ordinance.

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

**3. Ordinance to Temporarily Increase the Spending Authority of the City Administrator**

City Attorney Paul Rosenthal gave the reading of the ordinance to temporarily increase the spending authority of the City Administrator’s maximum purchasing cap. The current cap limit of \$10,000.00 pursuant to the enacted City Purchasing Policies will increase to a maximum purchasing cap of \$100,000.00 to allow the City Administrator to more effectively and efficiently manage the City’s response to the ongoing Pandemic and any emergency actions or procurements needed to combat the ongoing Pandemic. Purchases made pursuant to the City Administrator’s emergency purchasing power authority shall be subject to ratification and approval by the Mayor. This Ordinance shall take effect immediately upon its adoption by the Mayor and Council, and shall remain in effect for ninety (90) days, unless sooner terminated or extended.

City Attorney Paul Rosenthal stated as noted in the Ordinance, a second reading will be waived by an affirmative vote of City Council.

To approve the ordinance.

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

**4. Ordinance to Temporarily Modify Certain Personnel Policies of the City of Monroe**

City Attorney Paul Rosenthal gave the reading of the ordinance to temporarily modify certain personnel policies. The City Administrator, as acting Personnel Administrator, shall have full authority to redefine the City's Reduction in Force provisions in consultation with the City Attorney, to approve updated work schedules and pay plans as needed, and take other City personnel related actions as required in order to address the evolving City response to the Pandemic. This shall remain in effect for ninety (90) days unless sooner terminated or extended.

City Attorney Paul Rosenthal stated as noted in the Ordinance, a second reading will be waived by an affirmative vote of City Council.

To approve the ordinance.

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

**5. Ordinance to Impose a Curfew in the City of Monroe**

City Attorney Paul Rosenthal gave the reading of the ordinance to impose a mandatory curfew in the City Limits of Monroe lasting daily from 10:00 pm to 5:00 am to ensure the general welfare, health and safety of the public, and to combat the expansion of the Pandemic. Exceptions to the mandatory curfew are: when an individual must run an emergency errand; when an individual is traveling to or directly from an activity involving the exercise of their First Amendment rights of free speech, freedom of assembly or free exercise of religion; when an individual is engaged in interstate or intrastate travel through Monroe; when an individual is walking, biking, running, or engaged in some other form of physical exercise and traveling to and from their residence for fitness purposes; when an individual is procuring food, medicine or medical care; or when an individual is traveling directly from work to their residence or shelter.

City Attorney Paul Rosenthal stated as noted in the Ordinance, a second reading will be waived by an affirmative vote of City Council.

Council Member Lee Malcom questioned whether it should be spelled out about people that are employed to deliver food or deliver medication.

Mr. Rosenthal answered it is already spelled out within the ordinance, under exceptions about procuring food, medicine, medical care, or when they are traveling within the scope of their work. There is not any intent within the curfew to address people who are conducting deliveries.

Council Member Nathan Little stated he is not opposed to the ordinance. He questioned the reason the ordinance is needed and what the curfew will accomplish.

Council Member David Dickinson stated he is opposed to the curfew. He does not see that there is an emergency to such an extent to essentially impose martial law. It feels like overkill to him. He questioned how restricting people between 10:00 pm and 5:00 am will make anyone safer from the virus. He believes this it going way too far and intends to vote against the ordinance.

Council Member Wayne Adcock stated he agrees with Mr. Dickinson. He believes the police already have enough to do without trying to enforce a curfew.

Mr. Little questioned the advantages of the proposed curfew; he tends to agree with Mr. Dickinson and Mr. Adcock.

Mayor Howard explained the item was originally under other business but was moved. They had the ordinance ready just in case it was a route that Council wanted to take. He stated that he agrees with Mr. Dickinson, but wants to hear comments and have any questions answered prior to taking a motion.

Council Member Ross Bradley agreed with Mr. Dickinson; he doesn't understand how this is going to further protect people's concerns about the virus.

City Administrator Logan Propes stated the Governor's declaration puts a good-sized blanket over what the City is trying to accomplish here. He asked whether Chief Watts has any statements that he would like to note on this item.

Chief R.V. Watts stated he is in favor of the curfew personally. He discussed a block party that officers encountered the previous weekend, which had between 400 and 500 people in attendance. People think it is time to congregate and get together, because they are sheltered at home in place. He explained that this not only exposes them to one another, but it also exposes the officers to all of them. They are taking extreme measures trying to protect the officers from being exposed.

Mr. Larry Bradley questioned whether the block party would fall under the Governor's Declaration of ten or less.

Chief Watts stated the curfew gives the officers more legal authority to disperse individuals as they congregate together.

Mr. Rosenthal stated the Executive Order from the Governor focuses on businesses, establishments, and organizations not allowing more than ten to gather. The technical problem would be that when the Executive Order addresses organizations and businesses, it is envisioning businesses like gyms, movie theaters, and churches. Unfortunately, the block party would not be subjected to the terms of the Governor's Executive Order dated March 23, 2020.

Ms. Malcom requested each Council Member to respectfully reconsider their position on the curfew, in light of what Chief Watts has brought to attention. She stated it is Council's job to support the Police Officers, and the curfew would make their jobs easier.

Mr. Dickinson stated that he supports the Police Department, but he still thinks the curfew goes too far. Times are difficult, but essentially going into a Declaration of Martial Law is too far.

To deny the curfew ordinance.

*Motion by Dickinson, seconded by Adcock.  
Abstaining: L. Bradley.  
Opposed: Malcom.  
Passed 4-1.*

**6. Ordinance to Temporarily Close Certain Establishments in the City of Monroe, due to the COVID-29 Pandemic**

City Administrator Logan Propes stated the ordinance is trying to get everything in accordance with what the Governor declared on Monday. They had the ordinance ready just in case Council

wanted to take some action today. The ordinance basically specifies provisions as to whether businesses are essential or non-essential, with the most impactful one being restaurants.

City Attorney Paul Rosenthal explained the ordinance is drafted similar to other Cities and Counties that have passed ordinances closing gyms, fitness centers, theaters, bowling alleys, arcades, and other similar establishments where people congregate and gather together. It also closes all restaurants, food courts, and eating establishments for in-house dining and outdoor patio service. It still allows for takeout, delivery, walk in and order, or drive-thru. It exempts cafeterias that are in nursing homes and hospitals. The ordinance has an effective date of 30 days, so it would be in effect from today until April 25.

City Attorney Paul Rosenthal gave the reading of the ordinance to temporarily close certain establishments, where the public gathers and where social distancing recommendations can not be maintained in the City of Monroe to help slow the spread of COVID-19 in order to help protect the health and safety of the residents and businesses. The ordinance states that all gyms, fitness centers, fitness studios, theaters, live performance venues, bowling alleys, arcades, or other similar establishments within the City shall be temporarily closed. All restaurants, food courts, and other establishments within the City shall cease offering dine-in and/or outdoor/patio service. Such eating establishments may continue to prepare and offer food to customers through delivery, takeout, and/or drive-thru service. Cafeterias or on-site dining services in hospitals, nursing homes, assisted living facilities, or other similar facilities within the City following previously issued State and Federal public health guidelines shall not be subject to the closure requirements of this Ordinance. The closures required by this Ordinance shall remain in effect for thirty (30) days, unless sooner terminated or extended.

City Attorney Paul Rosenthal stated as noted in the Ordinance, a second reading will be waived by an affirmative vote of City Council.

Council Member Wayne Adcock questioned whether the ordinance applies only to the business types listed in Article I.

Mr. Rosenthal answered yes that is correct.

Mr. Propes stated that the Governor's Order has a lot of bearing on all of the other types of businesses that will be affected. The ordinance only refers to the businesses listed in Article I that would come under the City's purview for additional action.

Mayor Howard discussed the Downtown Stabilization Fund helping some of the businesses that will be required to shut down within the Downtown Corridor and the adverse impact on local businesses.

Council Member David Dickinson stated he is not opposed to the ordinance. He stated that he has some reservations about the 30-day time period, but it can be repealed in less than 30 days. He questioned whether Council would be meeting for a regular meeting on April 7, at which time it could be reviewed.

Council Member Lee Malcom stated hopefully the Curfew Ordinance that was denied could be revisited at the April meeting. She suggested having Chief Watts report back on how things have progressed and whether parties of ten have abided.

Mr. Adcock questioned whether this ordinance takes the Governor's Executive Order further.

Mr. Rosenthal answered yes; the Governor's Executive Order specifically closes operations of bars; it only limits the ten persons when it comes to actual closures of businesses other than bars.

Council Member Ross Bradley questioned whether this ordinance addresses retail establishments.

Mr. Rosenthal stated this ordinance does not address retail establishments. The Governor's Executive Order affects retailers, but it leaves some room for interpretation. The Order states that businesses shall not allow more than ten persons to be gathered at a single location if such gathering requires them to be standing or seated within six feet of another person. The City's Ordinance does not affect general retail operations such as dress shops or dry good stores, but they are still subject to the no more than ten gathering social distancing requirement. He stated this ordinance only addresses gyms, fitness centers, fitness studios, theaters, live performance venues, bowling alleys, arcades, or other similar establishments. The only other establishments would be an interpretation by Code Enforcement Officer Patrick Kelley to determine whether those other similar establishments are in that vein and are essentially entertainment facilities and fitness facilities. He would have certain codes and classifications of businesses in his Zoning Ordinance. Mr. Rosenthal discussed examples of businesses that would be required to close.

Mayor Howard stated the ordinance is limiting very few people the ability to earn a living; it is only putting a limit on a handful of establishments.

Ms. Malcom stated the ordinance will be protecting a great number of people.

To approve the ordinance.

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

## **7. Late Fees and Disconnections**

City Administrator Logan Propes explained it was administratively approved to not have any utility disconnections or late fees through the end of March. He stated some Council Members have requested that the no disconnections and the waiver of late fees be extended until April 30, 2020.

To suspend disconnections and to waive late fees until April 30, 2020.

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

## **8. Other Business**

Council Member Larry Bradley questioned who would take over the responsibilities of the City Administrator duties during this emergency if he were unable to do his job, and whether an ordinance needs to be passed stating who will take over the role to perform those duties.

City Administrator Logan Propes stated he doesn't think an ordinance is needed; it could just be an internal policy document. He explained it would be the Assistant City Administrator, and then the Police Chief and Fire Chief, but a full document can be drafted if Council wants one.



Mr. Larry Bradley stated he would like a document to formalize that process.

Council Member Lee Malcom stated the document should spell out the assignments in the order that was given.

Mr. Propes explained per the City Charter all of the Department Heads report to Council should the City Administrator be incapacitated for any reason. Therefore, it may not be necessary to immediately appoint an Acting City Administrator.

Council Member Lee Malcom requested Mr. Propes to review the process to access City Hall for the public.

Mr. Propes stated that City Hall is closed to foot traffic. The drive-thru is open for dropping off documents, which are generally for Customer Service and the Code Department. It is preferred for everyone to do as much online as possible via the website, which is [www.monroega.com](http://www.monroega.com). The Call Center is operational 24 hours a day at 770-267-3429. The City is still open for business; some employees are teleworking, but all business is getting taken care of as needed.

City Attorney Paul Rosenthal suggested Mr. Propes clarify when the next Council Meeting is expected to occur and whether it is expected to occur in this same online Teleconference format.

Mr. Propes explained Council has not discussed changing meeting dates at this time. He would expect that this format or a similar format will be utilized for the meeting.

Mayor, Council, and Mr. Propes discussed possible meeting options and decided the next Called Council Meeting will be on April 7, 2020 via Teleconference.

City Attorney Paul Rosenthal stated if the April 14 Meeting occurs in a Teleconference format that Public Comments will be available, but there will have to be certain protocols in place to get people setup for Public Comments. There will need to be a deadline for those wishing to engage in Public Comments; they will have to notify the City IT staff, most likely by April 13. If the April 14 Meeting occurs in a Teleconference format, the information will be posted appropriately on the City's website and on social media outlets.

*No Action.*

### **III. ADJOURN**

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

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**MAYOR**

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**CITY CLERK**

The Mayor and Council met for an Executive Session.

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

**I. Call to Order – John Howard**

**1. Roll Call**

Mayor Howard noted that Council Member Larry Bradley and Council Member Lee Malcom were absent. There was a quorum.

*Council Member David Dickinson recused himself, due to a potential conflict of interest.*

**II. Real Estate Issue (s)**

**1. Real Estate Matter**

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

**III. Adjourn to Regular Session**

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

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**



## **Downtown Development Authority**

### **MINUTES**

**Thursday, February 13, 2020**

**8:00 AM**

**City Hall**

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#### **CALL TO ORDER**

**Meeting called to order at 8:03 am.**

#### **ROLL CALL**

#### **PRESENT**

Chairman Lisa Anderson  
Vice Chair Meredith Malcom  
Secretary Andrea Gray  
Board Member Whit Holder  
Board Member Wesley Sisk  
Board Member Charles Sanders  
Board Member Chris Collin

#### **ABSENT**

City Council Representative Ross Bradley

#### **CITY STAFF**

Les Russell  
Logan Propes  
Sadie Krawczyk  
Leigh Ann Walker

#### **COUNTY STAFF**

Patrice Broughton

## **APPROVAL OF PREVIOUS MEETING MINUTES**

January DDA Minutes

Approved as presented - Motion made by Board Member Sanders, Seconded by Secretary Gray.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Sanders, Board Member Collin

## **APPROVAL OF FINANCIAL STATEMENTS**

DDA December Financials

Approved - Motion made by Vice Chair Malcom, Seconded by Board Member Sisk.  
Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Sanders, Board Member Collin

## **PUBLIC FORUM**

**None.**

## **CITY UPDATE**

City Council approved the funding for the Childers Park renovation; the tree board is hosting an Arbor Day celebration on 2/22 in Pilot Park; Darrell Stone is moving on from working for the city; City Council planning retreat will be on 2/19; city planning to host Incremental Development Alliance workshop on 10/28; the city has transition the fire marshall review process from the state to local jurisdiction.

## **COUNTY UPDATE**

Patrice Broughton updated the board that the county and city continue to work on transportation projects.

## **COMMUNITY WORK PLAN &REPORTS**

**Existing Environment -**

**working on completing the replacement of new trash cans downtown**

**Infill Development -**

**Southern Ox to open this month, Silver Queen planning to open next month, John's Supermarket and Onestreet Residential construction progressing**

**Entertainment Draws -**

**Dockdogs 4/18-19; Event cards are ready for direct mailing; March 21st will have two new events - Graystone Easter celebration on downtown green midday and YAB Look Up event from 4-6.**

## **PROGRAMS**

### **Events**

**Chocolate Walk on 2/13 with 32 stops participating; Danlar Lighting open house during the event; concert contracts ready for full council approval; car show set for 3/14**

### **Downtown Design**

**Valero redesign close to completion.**

**Farmers Market - 2020 applications available online**

**Farm to Table planning coming together, tickets go on sale March 1st; online market will be an added component for vendors this year; applications are available online now for 2020 season.**

## **FUNDING**

**DDA 2020 Budget**

**Approved as presented - Motion made by Secretary Gray, Seconded by Board Member Sisk.**

**Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Sanders, Board Member Collin**

### **SPONSORSHIP**

**sponsorship to date**

**FACADE GRANTS - none**

### **COMMUNITY EVENT GRANTS**

**MCDS 5K**

**Approved for \$250 grant - Motion made by Board Member Sisk, Seconded by Board Member Sanders.**

**Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Sanders, Board Member Collin**

## **NEW BUSINESS**

Classic Main Street designation awarded during annual assessment presentation; the board celebrated Walton Tribune awards: City Employee of the Year - Leigh Ann Walker; Community Event of the Year - Car Show; Elected Official of the Year - Ross Bradley

Suggestion was made to hold our planning retreat in July at the Samuel Elbert hotel in Elberton.

**ANNOUNCEMENTS:**

Next meeting scheduled, March 12th, at 8:00 am at Monroe City Hall

**ADJOURN**

Motion made by Vice Chair Malcom, Seconded by Board Member Holder.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Sanders, Board Member Collin



## Convention and Visitors Bureau

### MINUTES

Thursday, February 13, 2020

9:00 AM

City Hall (Council Chambers)

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#### CALL TO ORDER

Called to order at 9:00 am.

#### ROLL CALL

##### PRESENT

Chairman Lisa Anderson  
Vice Chairman Meredith Malcom  
Secretary Andrea Gray  
Board Member Whit Holder  
Board Member Charles Sanders  
Board Member Wesley Sisk  
Board Member Chris Collin

##### ABSENT

City Council Representative Ross Bradley

##### CITY STAFF

Les Russell  
Leigh Ann Walker  
Sadie Krawczyk

#### APPROVAL OF EXCUSED ABSENCES

#### APPROVAL OF MINUTES FROM PREVIOUS MEETING

January CVB Minutes

Approved as presented - Motion made by Secretary Gray, Seconded by Vice Chairman Malcom.

Voting Yea: Chairman Anderson, Vice Chairman Malcom, Secretary Gray, Board Member Holder, Board Member Sanders, Board Member Sisk, Board Member Collin

### **APPROVAL OF CURRENT FINANCIAL STATEMENTS**

CVB December Financials

Approved - Motion made by Vice Chairman Malcom, Seconded by Board Member Sanders.

Voting Yea: Chairman Anderson, Vice Chairman Malcom, Secretary Gray, Board Member Holder, Board Member Sanders, Board Member Sisk, Board Member Collin

### **Chairman's Report**

None.

### **Director's Report**

None.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

Billboard ad in Oconee

Board chose to not move forward with the billboard. Allocated funds will be redirected to social media advertising and chamber magazine ads.

2020 Budget

Approved with the amendments to decrease the billboard budget by \$5,000 and reallocate \$3,250 to the chamber magazine and \$1,750 to social media advertising.

Motion made by Board Member Holder, Seconded by Board Member Sisk.

Voting Yea: Chairman Anderson, Vice Chairman Malcom, Secretary Gray, Board Member Holder, Board Member Sanders, Board Member Sisk, Board Member Collin

### **ANNOUNCEMENTS**

Next meeting will be March 12, 2020 at Monroe City Hall.

### **ADJOURN**



Motion made by Vice Chairman Malcom, Seconded by Board Member Sisk.

Voting Yea: Chairman Anderson, Vice Chairman Malcom, Secretary Gray, Board Member Holder, Board Member Sanders, Board Member Sisk, Board Member Collin



**To:** Planning and Zoning / City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning, Code and Development  
**Date:** 03-06-2020  
**Description:** Final plat approval Madison Davis PRD phase III

**Budget Account/Project Name:** NA

**Funding Source:** 2020 NA

**Budget Allocation:** NA

**Budget Available:** NA

**Requested Expense:** \$NA

**Company of Purchase:** NA

**Recommendation:** *Approval*

**Background:** This long-standing PRD's Final phase is ready for approval. A Development agreement is in place with the city and the covenants are recorded with the County. All incomplete improvements are covered by the development agreement. This will allow for the sale and buildout of the remaining lots once recorded.

**Attachment(s):** Final plat, development agreement and covenants.

**SURVEYOR CERTIFICATION**  
 As required by subsection (d) of O.C.G.A. section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Ronald Calvin Smith, Ga. R.L.S. no. 2921  
 THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING

THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT THE CITY OF MONROE CODE OFFICE DATE:

NOTE: THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON(S) OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

ANY UNDERGROUND UTILITY SHOWN HEREON IS BASED ON UTILITY MARKINGS BY THE UTILITY OWNER, A PRIVATE UTILITY MARKING COMPANY, CONSTRUCTION AND ASSESSMENT DRAWINGS PROVIDED BY THE UTILITY PROVIDER OR PROPERTY OWNER. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UNDERGROUND UTILITIES NOT OBSERVED DURING THE FIELD SURVEY PROCEDURE MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

**MDPRD ZONING REQUIREMENTS:**  
 Density, Open Space, Set Back, Parking Requirements  
 (1) The permitted usage for a MDPDR development is single-family detached or attached dwellings.  
 (2) The maximum permitted density in the MDPDR shall be ten dwelling units per gross acre.  
 (3) A minimum separation of [10] feet shall be provided between all principal buildings and structures.  
 (4) All MDPDR developments shall have set backs consistent with the form and style of setbacks of similar properties in the MDPDR. Setbacks generally should be at least 15 feet from the public right of way unless surveys suggest otherwise.  
 (5) The MDPDR shall provide one and one half (1.5) parking spaces per dwelling unit. In order to promote shared functional open space and access to and from the site, all parking shall be located in clusters, which provide not more than five adjoining spaces each.  
 (6) The MDPDR shall provide one and one half (1.5) parking spaces per dwelling unit. In order to promote shared functional open space and access to and from the site, all parking shall be located in clusters, which provide not more than five adjoining spaces each. Parking on the MDPDR is prohibited in the front yard set back areas. Off street parking is defined as clustered parking which is adjacent to a city maintained street and which is approved as part of the MDPDR site plan. All on site parking other than off street parking which is adjacent to structures shall be permitted only when it is located toward the rear of the principal structure and is served by an alley or private drive specifically designated on the MDPDR development site plan. A MDPDR development may also provide on street parking for some of the units if the on street parking area is contiguous to the MDPDR development and the MDPDR development is located on a city maintained street not defined as an arterial or collector street. Any such on street parking shall be specifically designated in the MDPDR development site plan, and may not encroach upon the paved width of the street, and must be specifically approved by the Code Enforcement Officer. MDPDR developments shall be permitted to utilize materials other than concrete and asphalt for driveways and parking areas for on site parking and ingress and egress that are approved by the Code Enforcement Officer.  
 (7) Each building shall be located on a lot or parcel that provides lot frontage onto a public street or public green space.  
 (8) Rear alley drives shall be a minimum of 12 feet wide. Dwelling Unit Size; Dwelling Unit Design; Private Open Space Requirements  
 (1) All single story dwelling units shall have a minimum of 800 square feet and a maximum of 2,600 square feet. All dwelling units which are one and one-half or two story shall have a minimum of 850 square feet on the first floor and a minimum combined 1200 square feet for both floors. All two story dwelling units shall contain a maximum of 2,600 square feet for both floors and a maximum of 1,800 square feet for the first floor.  
 (2) Areas of the dwelling unit that do not count toward the total floor calculation shall include unheated storage space, unheated porches or patio areas, architectural projections (such as bay windows), attached roof porches, detached garages or utility buildings and so forth.  
 (3) All dwelling units shall have pitched roofs with a minimum 6/12 pitch. All dwelling units shall have roofing of an architectural type asphalt shingle, metal or other similar material type roofing approved by the Code Enforcement Officer. Standard non-dimensional three tab asphalt shingles are prohibited. The maximum building height permitted for dwelling units shall be eighteen (18) feet excluding the pitched roof. The highest point of any pitched roof may not exceed twenty-five (25) feet.  
 (4) All dwelling units shall have a covered entry porch with a floor area measuring at least 60 square feet in size and the floor having minimum dimensions of not less than six feet in length or width.  
 (5) Each dwelling unit shall provide an area of private open space in both the front and the rear yards. The private open space shall separate the main entrance to the dwelling unit from the common open space so as to create a private yard area. The private open space shall be separate from the common open space with a small hedge, picket fence or other visual separation material approved by the Code Enforcement Officer. Each dwelling unit shall be provided with a minimum of 200 square feet of usable private open space and no dimension of the private open space shall be less than eight feet.  
 (6) All dwelling units in a MDPDR development shall be constructed on crawl space or raised contained slab, and all foundation walls shall be brick veneered.

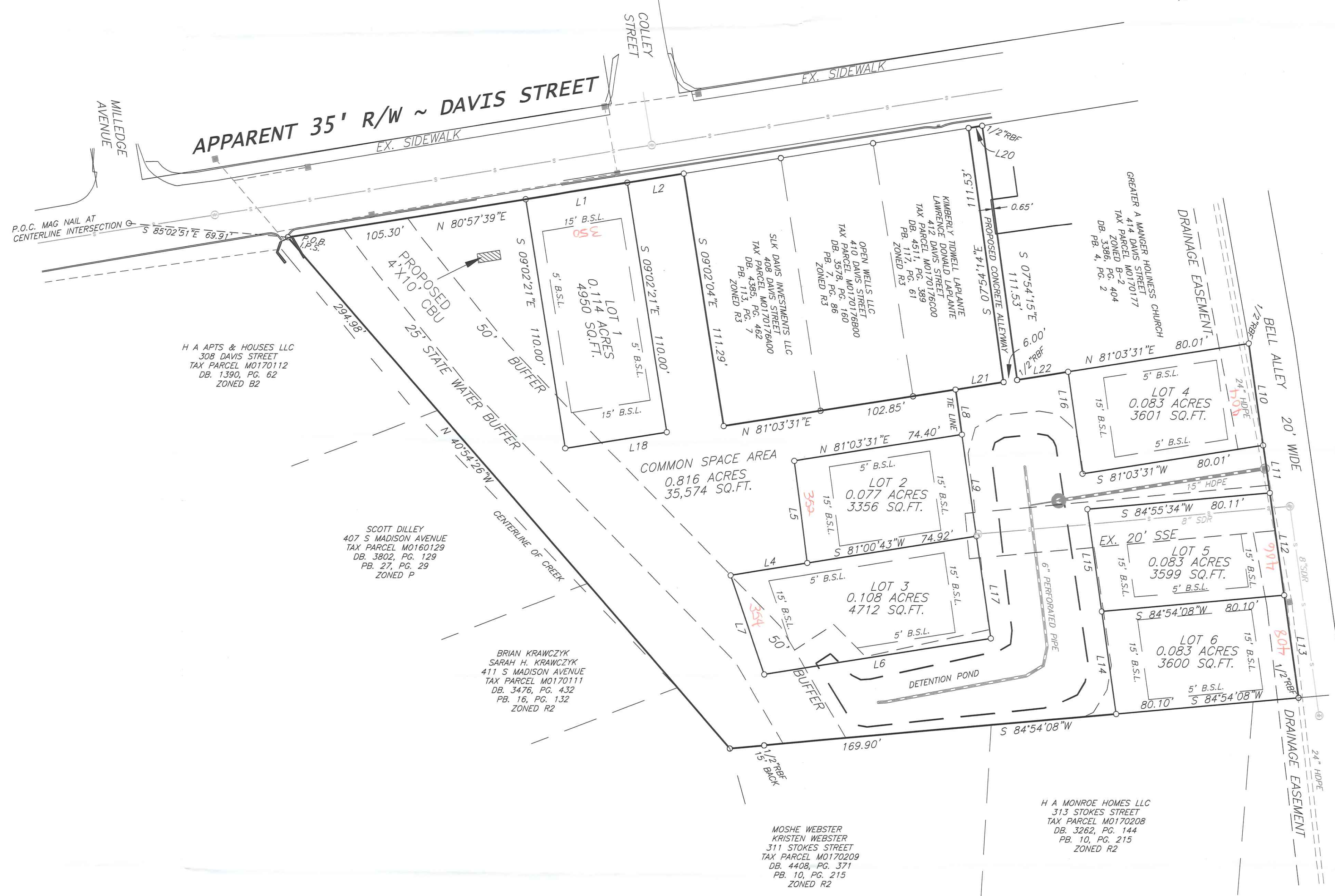


NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C01370 DATED 5/18/2009

NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPION TKO EQUIPMENT AND eGPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

NOTE: THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TKO DUAL FREQUENCY RECEIVER WITH A SCPECTER TWO DATA COLLECTOR RUNNING CARLSON SURVIVE SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

GRID NORTH GA. WEST ZONE



EVELYN BUSH  
 500 DAVIS STREET  
 TAX PARCEL M0170178  
 DB. 14, PG. 316  
 ZONED B2

BENJAMIN J. WHETSTONE  
 317 STOKES STREET  
 TAX PARCEL M0170207  
 DB. 3437, PG. 476  
 PB. 10, PG. 215  
 ZONED R2

H A MONROE HOMES LLC  
 313 STOKES STREET  
 TAX PARCEL M0170208  
 DB. 3262, PG. 144  
 PB. 10, PG. 215  
 ZONED R2

MOSHE WEBSTER  
 KRISTEN WEBSTER  
 311 STOKES STREET  
 TAX PARCEL M0170209  
 DB. 4408, PG. 371  
 PB. 10, PG. 215  
 ZONED R2

SCOTT DILLEY  
 407 S MADISON AVENUE  
 TAX PARCEL M0160129  
 DB. 3802, PG. 129  
 PB. 27, PG. 29  
 ZONED P

BRIAN KRACZYK  
 SARAH H. KRACZYK  
 411 S MADISON AVENUE  
 TAX PARCEL M0170111  
 DB. 3476, PG. 432  
 PB. 16, PG. 132  
 ZONED R2

H A APTS & HOUSES LLC  
 308 DAVIS STREET  
 TAX PARCEL M0170112  
 DB. 1390, PG. 62  
 ZONED B2

Course	Bearing	Distance
L1	N 80°57'39" E	45.00'
L2	N 80°57'39" E	25.00'
L4	S 81°00'43" W	34.05'
L5	N 07°22'22" W	45.02'
L6	S 81°00'46" W	100.46'
L7	N 18°46'50" W	45.66'
L8	S 08°02'16" E	19.89'
L9	S 08°02'16" E	44.95'
L10	S 08°00'33" E	45.01'
L11	S 08°00'33" E	21.06'
L12	S 08°00'33" E	44.97'
L13	S 08°00'33" E	45.00'
L14	N 08°00'33" W	45.00'
L15	N 08°00'33" W	45.00'
L16	N 08°00'33" W	45.00'
L17	S 08°02'16" E	45.00'
L18	S 80°57'39" W	45.00'
L20	N 80°57'39" E	6.00'
L21	N 81°03'31" E	21.27'
L22	N 81°03'31" E	22.53'

- LEGEND**
- R.B.F. = REBAR FOUND
  - I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
  - C.M.F. = CONCRETE MONUMENT FOUND
  - O.T.P. = OPEN TOP PIPE
  - C.T.P. = CRIMPED TOP PIPE
  - R/W = RIGHT OF WAY
  - P.L. = PROPERTY LINE
  - C.L. = CENTER LINE
  - B.S.L. = BUILDING SETBACK LINE
  - L.L. = LAND LOT
  - L.L.L. = LAND LOT LINE
  - G.M.D. = GEORGIA MILITIA DISTRICT
  - T.B.M. = TEMPORARY BENCH MARK
  - R. = RADIUS
  - CH. = CHORD
  - TAN. = TANGENT
  - N/O.F. = NOW OR FORMERLY
  - D.B. = DEED BOOK
  - P.B. = PLAT BOOK
  - P.G. = PAGE
  - D.E. = DRAINAGE EASEMENT
  - S.S.E. = SANITARY SEWER EASEMENT
  - F.F.E. = FINISHED FLOOR ELEVATION
  - M.H. = MANHOLE
  - D.I. = DRAIN INLET
  - F.H. = FIRE HYDRANT
  - L.P. = LIGHT POLE
  - P.P. = POWER POLE
  - P.L. = POWER LINE
  - F.L. = FENCE LINE
  - W.L. = WATER LINE
  - G.L. = GAS LINE
  - V. = VALVE
  - W. = WELL
  - (DISTANCE) = DEED OR PLAT CALL
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING

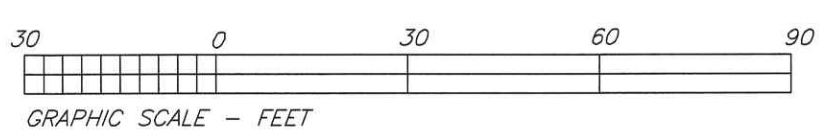
A TOPCON 225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,605 FEET AND AN ANGULAR ERROR OF 00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 158,681 FEET.

CERTIFICATE OF APPROVAL BY THE Code Enforcement Officer  
 The Code Enforcement Officer certifies that this plat complies with the Zoning Ordinance and Development Regulations of the City of Monroe and has been approved by all other affected City Departments, as appropriate. This plat is approved, subject to the provisions and requirements of the Performance and Maintenance Surety Agreement executed for this project between the owner and the City of Monroe.  
 By: \_\_\_\_\_  
 Date: \_\_\_\_\_

SURVEYOR'S CERTIFICATION:  
 It is hereby certified that this plat is true and correct as to the property lines and all improvement shown thereon and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type, and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 35,915 feet and an angular error of 00 seconds per angle point, adjusted using least square adjustment. This plat has been calculated for closure and is found to be accurate within one foot in feet, and contains total of 0.803 acres. The equipment used to obtain the linear and angular measurements herein was TOPCON 225.  
 By: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Registered Georgia Land Surveyor  
 Reg. No: 2921 Date of Expiration 12/31/2020

OWNERS CERTIFICATE AND DECLARATION:  
 STATE OF GEORGIA THE CITY OF MONROE  
 The owner of the land shown on this plat and whose name is subscribed hereto in person or through a duly authorized agent acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, drains, easements and other public facilities and appurtenances thereon shown for the purposes therein expressed.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_  
 Owner

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL (text follows):  
 The City of Monroe Mayor and City Council hereby accept on behalf of the City of Monroe the dedication of all public streets, rights of way, easements and other public facilities and appurtenances shown hereon. This plat is approved subject to the provisions and requirements of the Performance and Maintenance Surety Agreement executed for this project between the owner and the City of Monroe.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_, Mayor  
 The City of Monroe Mayor and City Council  
 Attest: \_\_\_\_\_  
 City Clerk, City of Monroe



PER CURRENT TAX INFORMATION  
 OWNER:  
 BRIAN KRACZYK  
 411 E. MADISON AVENUE  
 MONROE, GA 30655  
 PHONE: (404) 944-7992

FINAL PLAT OF LOTS 1 THROUGH 6  
**MADISON DAVIS MDPDR - PHASE 3**  
 TAX PARCEL M0170176, ZONED MDPDR  
 FIELD WORK DATE: 10/28/14 DATE OF PLAT PREPARATION: 2/18/20  
 LAND LOT(S) 65 3rd DISTRICT WALTON COUNTY, GEORGIA  
**ALCOVY SURVEYING AND ENGINEERING, INC.** SCALE: 1" = 30'  
 2205 HWY. 81 S., LOGANVILLE, GA. 30052  
 Phone 770-466-4002 - LSF #000759  
 JOB NO. 13-089