

The Mayor and Council met for their regular meeting.

Those Present:	Greg Thompson	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Denise Dixon	Council Member
	Larry Bradley	Council Member
	Rita Scott	Council Member
	Nathan Little	Council Member
	Jimmy Richardson	Council Member
	Matthew Chancey	City Administrator
	Renee Prather	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney

Absent:	Nathan Purvis	Council Member
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Staff Present:	Danny Smith, Chris Croy, Keith Glass, Rodney Middlebrooks, Patrick Kelley	
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Visitors:	Sadie Krawczyk, Sharon Swanepoel, Brittney Fitzpatrick, Beverly Harrison, Carl Hofstadter, Norman Garrett, Rita Dickinson, Richard Chiro, Chase Spratlin, Charles Sims, John Still, Susan Still, Pamela Murgatroy, Dana Miller, David Dickinson, James Woodall, R. Bostwick, Katie Bower, Cheryl Larson, Jeremy Bower, Olivia Long	
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I. CALL TO ORDER – GREG THOMPSON

1. Invocation

Mayor Thompson gave the invocation.

2. Roll Call

Mayor Thompson noted that Council Member Nathan Purvis was absent. There was a quorum.

3. Approval of Agenda

Move New Business before the Public Forum, and to approve the agenda as amended.

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

4. Approval of Consent Agenda

- a. May 5, 2015 Council Minutes
- b. May 12, 2015 Council Minutes
- c. May 12, 2015 Executive Session Minutes
- d. May 13, 2015 Airport Commission Minutes
- e. May 19, 2015 Planning Commission Minutes
- f. May 26, 2015 Historic Preservation Commission Minutes
- g. Approval – Worksite Wellness Presentation – Approval of the WORKsiteRX Program. (Recommended for Council approval by Finance Committee June 2, 2015)
- h. FY2014 Audited Financial Statements (CAFR) – Acceptance of the FY2014 Audit findings. (Recommended for Council approval by Finance Committee June 2, 2015)
- i. Approval – Out of State Travel – For three employees to attend the QS/1 Governmental Solutions Financial Conference in South Carolina. (Recommended for Council approval by Finance Committee June 2, 2015)

To approve the consent agenda as presented.

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

II. NEW BUSINESS

1. By-Pass Update – Hofstadter

Mr. Carl Hofstadter, with Hofstadter & Associates, gave an update on the By-Pass which is now called the Connector. He explained that as of June the Georgia Department of Transportation is

contemplating switching the project funding source from federal dollars to state dollars. If that change occurs the environmental reviews will change from NEPA to GEPA, which would speed the project up tremendously. The noise mitigation measures would become less stringent, which would save on the sound wall costs. Mr. Hofstadter stated the environmental documents are scheduled to be reviewed by GDOT for approval by December. He explained that GDOT is pushing for a roundabout instead of a signalized intersection, which would also be his recommendation. He stated that once the City selects a preferred concept it will then be incorporated into the design. The proposed completion will be between the summer of 2020 and summer of 2021.

No Action.

III. PUBLIC FORUM

1. Public Comments

No one signed up for public comments.

2. Public Hearing

a. Rezone – 404 East Church Street

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from R-1 to B-1. Mr. Kelley stated the acreage is .35 and the property has 110 feet of road frontage on East Church Street and 138 feet of road frontage on Colley Street. The Code Office and Planning Commission recommend the request be approved with the following recommended conditions. To revert the property to a single occupancy, with one set of utility services as a single family residence. All the grounds not covered by the existing driveways must be planted and maintained with a good standing of grass or ground cover. To complete the porch rails and picket repairs that were approved by HPC last year, which have not been done. Also to restrict it to only a personal care home.

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

Ms. Rita Dickinson, of 512 East Church Street, spoke against the rezone. She stated are big beautiful old family homes and no reason to change the zoning and possibly run the families out of the neighborhood. This is a historic district and the people there would like to see the homes kept up. She stated that she believes this particular property owner to be a detriment to the neighborhood. Ms. Dickinson stated that HPC requested that he fix the railings on the porch a year ago, and they have yet to be fixed. She questioned how well the owner would follow any of the stipulations put on the rezone. She stated that a personal care home could be used for juvenile offenders, schizophrenics, or a drug half-way house.

Mr. Richard Chiro, of 411 East Church Street, stated that every couple of years someone comes up wanting a rezone in their area. He believes that if the rezone is granted, it will only be creating an opening up for the next person wanting a rezone in the neighborhood.

Mr. Chase Spratlin, of 701 East Church Street, stated this to be a great town with an incredible Police Department, Fire Department, City Council and City services. Therefore, he does not understand why it is so hard to find families wanting to move into these houses. If families are brought in there will be more tax money and a better community, with different varieties of people. He would like to have a movie theater, a bowling alley, and more variety of restaurants.

Mr. Charlie Sims, of 612 East Church Street, stated these homes were made for families. Most of them were built between eighty and a hundred years ago and require a lot of upkeep. He stated that home and work should be separated and treated differently. He would like to keep it that way, to be able to go home somewhere safe where people like you.

Ms. Katie Bower, of 400 East Church Street, stated that her family is opposed to the rezone. If the property were rezone to commercial it would not only affect the value of their home, but it would make her uneasy as a parent with young children. It is in close proximity to their personal area and would have people coming and going. The people staying at the home would not be able to be discriminated against, so it could be any type of person staying there or visiting the people staying there.

Ms. Olivia Long, of 518 East Church Street, discussed previously they had a continuous yard sale in the front yard of the property. She stated that in her professional life she runs a non-profit which is dedicated to housing chronically homeless people with disabilities from substance abuse, HIV, AIDS and mental health issues. Therefore she understands her neighbors concerns,

because she spends her days advocating for people, even putting people in personal care homes a lot of the time. She stated that she also knows the importance of the quality of care these people receive and she knows the direct result when the homes are not supervised well. Ms. Long agreed that she is fearful of the personal care home coming to this property.

Mr. James Woodall, of 605 East Church Street, stated that he has a personal care home located in Decatur, Georgia so he knows about the business. He is in agreement with what everyone else has already said and would like their street to stay residential.

Ms. Cheryl Larson, of 501 East Church Street, stated when Van Horne Manor was brought in as an events facility promises were made to the neighborhood. Promises such as to how it would be maintained and what kind of music would be there. Her concern is that once the business is in place it will be hard to enforce the promises made unless they are against the law.

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

To deny the rezone.

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

b. Rezone – 804 South Broad Street

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from R-2 to B-1. Mr. Kelley stated the acreage is .193 and the property has 94 feet of road frontage on South Broad Street. The request is to have a personal care home. The Code Office and Planning Commission recommend the request be approved with the condition of advising the applicants if the rezone is approved the Corridor District Overlay requirements would apply.

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

Mr. John and Susan Still, the property owners, spoke in favor of the rezone. He explained the request for rezone is to allow a personal care facility. He discussed the different rental properties and personal care homes within Monroe. He stated that hopefully unlike Church Street people would like to develop on Broad Street. They have someone interested in renting the property as a personal care home.

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

Council Member Larry Bradley stated that both the East Church Street and the South Broad Street properties to be within his district. He explained that he opposed the rezone on East Church Street primarily because it is a residential street and should be maintained as residential. He explained the difference is that South Broad Street is a gateway street and primarily commercial.

To approve the rezone.

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

c. Rezone – 342 Towler Street

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from R-3 to R-1A. Mr. Kelley stated the acreage is .194 and the property has approximately 91.10 feet of road frontage on Towler Street. The request is for a small lot single family residential. The Code Office and Planning Commission recommend the request be approved.

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

Ms. Pamela Murgatroy, on behalf of the property owner, spoke in favor of the rezone. She stated that this is the largest and nicest home associated with the Mobile Home Park. They would like to be able to include the land in with the sale of the home; for it to be a permanent residence instead of a rental property.

MAYOR AND COUNCIL MEETING

JUNE 9, 2015

6:00 P.M.

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

To approve the rezone.

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

IV. ADJOURN TO EXECUTIVE SESSION

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

V. ADJOURN

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


MAYOR


CITY CLERK

The Mayor and Council met for an Executive Session.

Those Present:

- Greg Thompson
- Wayne Adcock
- Lee Malcom
- Denise Dixon
- Larry Bradley
- Rita Scott
- Nathan Little
- Jimmy Richardson
- Matthew Chancey
- Renee Prather

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

Absent:

Nathan Purvis

Council Member

I. Approval of Agenda

II. Personnel Issue (s)

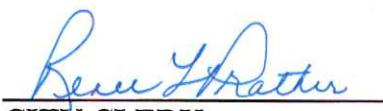
1. Personnel Matter

Personnel matters were discussed, including attorney-client discussions.

III. Adjourn to Regular Session

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


MAYOR


CITY CLERK