

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
	Nathan Purvis	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

Staff Present: Danny Smith, Jeremiah Still, Keith Glass, Logan Propes, Brian Thompson, Patrick Kelley

Visitors: David Clemons, Antonio Granados-Barron, Pat Kamienski, Teri Smiley, Derrill Perry, Lenzy Reid, Kirklyn Dixon, Riva Green, Claudette Woodard, Sadie Krawczyk, Sharon Swanepoel, Beverly Harrison, Debbie Kirk, Norman Garrett, Myoshia Crawford, Shane Short, George Baker III, Brian Krawczyk

I. CALL TO ORDER – GREG THOMPSON

1. Invocation

Mayor Thompson gave the invocation.

2. Roll Call

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

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. November 3, 2015 Council Minutes
- b. November 6, 2015 Council Minutes
- c. November 8, 2015 Council Minutes
- d. November 10, 2015 Council Minutes
- e. November 10, 2015 Executive Session Minutes
- f. November 11, 2015 Airport Commission Minutes
- g. November 17, 2015 Planning Commission Minutes
- h. November 24, 2015 Historic Preservation Commission Minutes
- i. Approval – Purchasing Policy Amendment – Approval of amendment. (Recommended for Council approval by Finance Committee December 1, 2015)
- j. Approval – Procurement Card Policy – Approval of policy. (Recommended for Council approval by Finance Committee December 1, 2015)
- k. Approval – Procurement Card Policy for Elected Officials – Approval of policy. (Recommended for Council approval by Finance Committee December 1, 2015)

- l. Approval – Airport Layout Plan Update Agreement – Approval of agreement with Barge, Waggoner, Sumner & Cannon. (Recommended for Council approval by Airport Committee December 1, 2015)
- m. Approval – Lawn Maintenance Bid Results – Approval of contract with North Georgia Landscaping & Erosion Control Group. (Recommended for Council approval by Public Works Committee December 1, 2015)

To approve the consent agenda as presented.

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

II. PUBLIC PRESENTATION

1. Public Recognition

Mayor Thompson stated that Finance Director Renee Prather will be retiring later this month, and recognized her for all of her years of service. He stated that she has done a great job for the City and is going to be missed greatly.

Mayor Thompson recognized Council Member Denise Dixon for the ten years she has served on the City Council. He stated that she has been a pleasure to work with, and will be missed.

Council Member Denise Dixon expressed what an honor and pleasure it has been to work with each of the Council Members, the attorneys, the staff, and everyone. She stated that it has been an honor for her to serve the citizens and the community of Monroe. Ms. Dixon thanked everyone for all that they have done for her and stated that she would be seeing everyone around town.

Mayor Thompson recognized Council Member Rita Scott for the sixteen years she has served on the City Council. He stated that they started out as freshmen with the City together. Mayor Thompson stated that she has accomplished a lot of good for the City during her time in office.

Council Member Rita Scott thanked all the citizens who have voted for her term after term, putting their trust in her to make the right decisions for them. Ms. Scott quoted Dr. Martin Luther King, stating that if she could help one person then her living would not be in vain. She thanked the Council for putting up with her all these years. She explained that she has had a good, fun, and honest time working with the Mayor and Council. Even when everyone didn't agree with each other they were all respectfully disagreeable and she hopes that will continue to be the case.

III. PUBLIC FORUM

1. Public Comments

Ms. Claudette Woodard played a recording of a voice mail message which she had received on November 3rd from Norman Garrett. She explained that she started with the Walton County Elections Committee in July of 2015. She was unable to answer Norman Garrett's phone call so he along with the Democratic Party subsequently voted her off of the Elections Committee. She stated that she was never given any oral or written instructions concerning the job and was told by Mr. Garrett that if he needed to give her instructions or guidelines on how to do the job then he didn't need her anyway. The growth and prosperity that Monroe enjoys can be attributed to the innovation and progressive thinking of the community leaders. The recall of a public official doesn't happen every day, but can occur. She stated she felt the message to be harsh, cruel, vicious, heartless, sinful, vengeful, callous, bitter, and also brutal. She questioned whether this is the type of individual Monroe wants as a representative. She also stated that people should be quick to listen, slow to speak, and slow to become angry.

Mayor Thompson stated that this is not conduct which the City puts up with. The City treats the citizens fairly. He explained this individual to be a new elected official that possibly doesn't understand some of the stuff involved with that yet. He stated that this Council would not react to any citizen in that tone. Mayor Thompson apologized to Ms. Woodard on behalf of the City of Monroe.

2. Public Hearing**a. Zoning Variance – 1401 Alcovy Street**

Code Enforcement Officer Patrick Kelley presented the long standing request for a zoning variance for the Catholic Church, by the contractor Ron Cantrell. The request is to eliminate the sidewalk requirement for the property. Mr. Kelley explained that the Code Department recommends denial of the request.

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

Mr. Pat Kamienski, of 824 Fairway Drive, spoke against the variance. He explained that he had previously spoken in support of the variance, but has since changed his opinion. He commended Mr. Kelley for his hard work on trying to help the church and for going above and beyond in trying to help them. He stated that he does recommend that the City modify the ordinance where the sidewalks are not contiguous.

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

To deny the variance.

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

b. Rezone / Annexation – 389 Gene Bell Road & 0 Gene Bell Road

Code Enforcement Officer Patrick Kelley explained that 389 Gene Bell Road and 0 Gene Bell Road are contiguous and can be considered together as one application for annexation pursuant to a rezone.

City Attorney Paul Rosenthal suggested there be one public hearing for both of the items and then a single joint motion could be taken or separate motions could be taken. He explained the motion of the rezone will be taken first and then the motion for annexation, but both of the properties can be done together.

Code Enforcement Officer Patrick Kelley presented the application for rezone of these properties from R-1 County to R-1A City. Mr. Kelley stated the total acreage is 32.08. The 389 Gene Bell Road acreage is 5.0 and the property has 300 feet of road frontage on Gene Bell Road. The 0 Gene Bell Road acreage is 27.08 and the property has 200 feet of road frontage on Gene Bell Road. The Code Office and Planning Commission recommend the request be approved.

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

Mr. Derrill Perry, the property owner, spoke in favor of the rezone. He explained that he would like to gain access to sewer availability and to increase the lot density. Mr. Perry stated that having no sewer access lessens the value of the property. He explained that when he originally purchased the property he was planning to have an assisted living facility or housing for the older community, but was unable to do that without sewer access.

Council Member Larry Bradley questioned if Mr. Perry had someone interested in putting an assisted living facility there currently.

Mr. Perry explained that he does not have anyone interested at this time, due to the current economy.

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

Council Member Bradley questioned what type of facilities would be allowed under the R-1A zoning classification.

Mr. Kelley explained that R-1A would allow for a 1,300 square foot minimum house size on a 7,500 square foot minimum lot size. The R-1A is only for single family residential. Should an interested party purchase the property they would have to get it rezoned in order to have an assisted living facility.

Council Member Lee Malcom questioned whether the R-1A zoning allows for the maximum density for a single family development.

Mr. Kelley clarified that it is the maximum density other than specific zoning categories such as MHDO and Planned Districts. He explained that he believes the property owner simply wants to get the property zoned into the City under a zoning classification. Mr. Kelley explained that if Council considered the density aspect a problem they could consider R-1 zoning instead, as long as that was agreeable with the applicant. The R-1 zoning would allow for a lower density and a larger house located on a larger lot.

Mayor Thompson questioned if the property owner would consider an R-1 zoning since Council is not comfortable with the R-1A zoning at this time.

Mr. Perry stated that he would prefer the R-1A zoning classification, even though it would have to be brought back for approval before it could be used as assisted living space. He explained that there is flood plain on the property therefore the quantity of possible lots would be reduced. He stated that there is approximately nine acres of flood plains on the property.

Council Member Malcom explained that she has a problem approving a 1,300 square foot minimum without there being a plan. It would be different if there were a conceptual plan so the proposed layout could be reviewed along with the actual number of lots. She stated that if an R-1 zoning was approved it could then be brought back with a proposed plan should Mr. Perry find an interested buyer, instead of requesting the maximum density without having a plan.

Mr. Kelley stated that the flood plain area does limit the amount of developable acreage and the sewer line that runs through the property will also take up a significant amount of acreage.

Council Member Bradley questioned if it would be appropriate to approve the rezone conditional upon the plan being brought back to Council for approval.

City Attorney Paul Rosenthal stated that a motion could be made with any stated conditions that are reasonably related to the rezone request, or a motion for a lesser included zoning classification such as R-1. He recommended that Council not make a motion which included a return for consideration, due to the fact it would be leaving an open ended condition. Mr. Rosenthal explained the motion could be for R-1, R-1A, or R-1A with a lower density to match the R-1 density. He recommended not making a motion requiring to come back for approval without there being concrete definitive issues; that would not be appropriate.

Mr. Perry stated he would not have a problem with a condition of 1,500 square feet instead of 1,300 square feet.

Council Member Nathan Purvis questioned if there had been a topographical map and a conceptual done.

Mr. Perry answered that there has been a topographical done.

Council Member Purvis suggested getting a land planner to do a conceptual and then bring it back for Council to review. The design would give Council more information to consider and could possibly save the applicant time. If Council were to deny the current request, then there would be a six month waiting period before he could apply again for a rezone. He suggested tabling the item until next month so Mr. Perry could get this information. Then Council could review the new information before making a decision.

To table until the January Council Meeting.

c. Rezone / Annexation – 0 Gene Bell Road

Item was combined with the above item for consideration at the same time.

IV. NEW BUSINESS

1. Application – Spirituous Liquors and Beer & Wine On-Premise Consumption – Cocina Fuentes

To approve the application.

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

2. Approval – Chamber of Commerce Contract

Ms. Teri Smiley, from Chamber of Commerce, presented the new contract and gave an update.

To approve the contract for the period of one year at a cost of \$4,800.00.

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

3. Adopt – 2016 Council Meeting Schedule

To adopt the calendar as presented.

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

4. Resolution – MEAG Municipal Competitive Trust Beneficiary

To approve the resolution as presented.

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

5. Approval – 2016 Budget Resolution

To approve the resolution as presented.

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

6. Approval – CDBG 2016 Grant Writing Agreement

City Administrator Matthew Chancey explained this to be the contract with Allen Smith Consulting to prepare and submit the application for the 2016 CDBG for the amount of \$3,000.00. It will be a rewrite of the FY2015 CDBG application for infrastructure improvements which was not funded.

To approve the Grant Administration Services Agreement with Allen Smith Consulting.

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

V. ADJOURN TO EXECUTIVE SESSION

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

Council Member Purvis recused himself and left during the discussion. There was still a quorum.

RETURN TO REGULAR SESSION

1. Real Estate Issue (s)

To reject the single offer of \$8,000 for 0 West Spring Street, Map & Parcel – M0060271, and authorize City Administrator to have a local realtor list the property at the appraised value of \$24,500 for a six month listing.

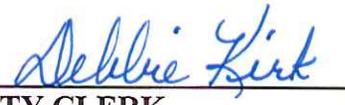
Motion by Scott, seconded by Malcom. Passed Unanimously.

Council Member Purvis returned to the meeting after the motion and vote.

VI. ADJOURN

Motion by Bradley, seconded by Adcock. Passed Unanimously.


MAYOR


CITY CLERK

The Mayor and Council met for an Executive Session.

Those Present:

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|------------------|--------------------|
| Greg Thompson | Mayor |
| Wayne Adcock | Vice-Mayor |
| Lee Malcom | Council Member |
| Denise Dixon | Council Member |
| Nathan Purvis | 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 |

I. Approval of Agenda

Council Member Purvis recused himself and left before the discussion. There was still a quorum.

II. Real Estate Issue (s)

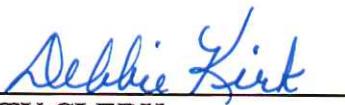
1. Real Estate Matter

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

III. Adjourn to Regular Session

Motion by Little, seconded by Adcock. Passed Unanimously.


MAYOR


CITY CLERK