

1858

MAYOR AND COUNCIL MEETING

APRIL 10, 2018

6:00 P.M.

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
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney

Absent:	Norman Garrett	Council Member
---------	----------------	----------------

Staff Present:	Danny Smith, Jeremiah Still, R.V. Watts, Beth Thompson, Brian Thompson, Patrick Kelley
----------------	--

Visitors:	Chris Bailey, Beverly Harrison, Marsha Jackson, Andrew Kenneson, Harold Patterson, Joy Wilson, Emma Kate Goodwin, Duane Wilson, Shauna Mathias, Clayton Mathias, Emma Lightfoot, Richard Parker, Barbara Parker, Lindsey Jones, DeDe Harris, Charles Smith, Eli Connell, Sally Jarratt, Jared Campbell, Kirklyn Dixon
-----------	---

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Brian Widmer, Youth Pastor with Grace Monroe at the Mill, gave the invocation.

2. Roll Call

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

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. March 6, 2018 Council Minutes
- b. March 13, 2018 Called Council Minutes
- c. March 13, 2018 Council Minutes
- d. March 1, 2018 Planning & Code Committee Minutes
- e. March 28, 2018 Planning & Code Committee Minutes
- f. March 20, 2018 Planning Commission Minutes
- g. March 27, 2018 Historic Preservation Commission Minutes
- h. February 8, 2018 Downtown Development Authority Minutes
- i. March 15, 2018 Downtown Development Authority Minutes
- j. February 8, 2018 Conventions and Visitors Bureau Minutes
- k. March 15, 2018 Conventions and Visitors Bureau Minutes
- l. Approval – Loganville Water Sales Agreement – Approval of agreement pending final legal counsel reviews and amendments. (Recommended for Council approval by Utilities Committee April 3, 2018)
- m. Purchase – Trucks for Water Treatment & Wastewater Treatment Facilities – To purchase two Ford F150 Trucks from Courtesy Ford for \$20,500.00 each. (Recommended for Council approval by Utilities Committee April 3, 2018)

MAYOR AND COUNCIL MEETING**APRIL 10, 2018****6:00 P.M.**

- n. Purchase – Takeuchi Excavator for Stormwater – Purchase from Perimeter Takeuchi for \$63,600.00. (Recommended for Council approval by Utilities Committee April 3, 2018)
- o. Purchase – Van for IT – To purchase the Ford Grand Caravan from Courtesy Ford for \$24,500.00. (Recommended for Council approval by Utilities Committee April 3, 2018)
- p. Purchase – Van for Electric – To purchase the Dodge Cargo Van from Enterprise for \$24,497.00. (Recommended for Council approval by Utilities Committee April 3, 2018)
- q. Approval – Out of State Travel for Fire – To send Lt. Mike Towe to the Fire Department Instructors Conference in Indianapolis, Indiana, April 26-29, 2018. (Recommended for Council approval by Public Safety Committee April 3, 2018)

To approve the consent agenda as presented.

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

II. PUBLIC PRESENTATION**1. Proclamation – Child Abuse Prevention Month**

Mayor John Howard presented the Proclamation for Child Abuse Prevention Month.

Lindsey Jones, with a Child's Voice, accepted the proclamation and thanked Council.

No Action.

Council Member Larry Bradley arrived at 6:05 pm.

2. Mobile Farmacy – DeDe Harris with Walton Wellness

DeDe Harris, Executive Director of Walton Wellness, discussed the Mobile Farmacy. She explained that Walton Wellness is a non-profit organization that has been in Walton County since 2011. She explained the repurposed school bus is dedicated to promoting healthy eating habits, because food is medicine. Ms. Harris stated the Healthcare Foundation paid for repurposing the bus, but the City of Social Circle technically owns the bus and are insuring it. The Mobile Farmacy supports the free Farmers Markets in Monroe, Social Circle, and Walnut Grove. She explained it is a community resource. They want to educate people about food and healthy lifestyles, by providing fresh vegetables, food demonstrations, and giving away recipes.

No Action.

3. Electric Rates – Brian Thompson

Brian Thompson gave a brief description of the electric services and rates. He explained that the City of Monroe owns over 90% of their power supply. He discussed the Power Supply Portfolio. The power sources are through MEAG, Plant Vogtle 1 & 2, Plant Hatch, Plant Wansley, Plant Scherer, and SEPA. The City of Monroe is 53% nuclear, approximately 30% gas, with the remainder being coal. Monroe has over 6,000 meters, approximately 5,000 residential and 1,000 commercial. The only industrial customers are the Hospital and Leggett & Platt. Mr. Thompson explained power suppliers have two different rates, a summer rate and a winter rate. The winter rate is lower, because it is a life giving entity. The City pays more for energy during the summer months, due to peaking powers with air conditioners. The rates are structured in order to protect the normal average customer. He stated that Monroe is lower than the majority of the providers in Georgia, which is reflected in the latest PSC Rate Survey. The electric bills cover the amount of usage, which is reflected by the thermostat and the efficiency of the home. He explained that heat pumps don't work efficiently when the weather gets below 32°. Mr. Thompson discussed the electric budget. He explained that 68% of the budget is cost of sales, which is buying the energy. The transfer fees are 10%, personnel fees are 6%, and administration and allocation fees are 9%, which leaves the system operating on a little over 5%.

Mayor Howard requested Mr. Thompson to explain the City's rates compared to the other rates.

Mr. Thompson explained that the City protects the smaller customers better than all of the competitors.

Mayor Howard explained that the City's rates go up by kilowatt hour after they get to the point of non-efficiency. Therefore, if a house is large, has a less efficient heat pump, or poor insulation then the rates will go up. This is to encourage conservation.

Council Member Lee Malcom questioned whether an individual home owner or a tenant could call and request an energy audit.

Mr. Thompson answered that the City will do the audit and give them advice, but it will be between the tenant and the landlord whether the work actually gets done. He explained that it is better for the customer to have the energy audits done in the winter time.

Council Member Nathan Little questioned as a point of reference what number Georgia Power is on the PSC Survey List.

Mr. Thompson answered that Georgia Power is 27th on the PSC Survey.

No Action.

III. PUBLIC FORUM

1. Public Comments

Mr. Harold Patterson, of 957 Masters Drive, stated there is only one entrance to Masters Drive off of Ammons Bridge into Golfview Subdivision. The intersection does not have any type of street light, and it is a very dark area. He requested a street light to be installed, and wanted to know who to talk with for that to happen. Mr. Patterson also complimented the City on the round-about, and the new reflective pond at the park.

Ms. Joy Wilson, of 309 Turner Street, stated that she is a professional Christian song writer and has a video on You-Tube. She is desperate for necessary change. She wants to promote positive and productive change, safety, and trust. Ms. Wilson discussed her personal business Dagrip, with the slogan Get Won. She requested help getting a grant to further her education in order to promote and facilitate a personal business venture. She discussed resource development, goal initiatives, stepping stones, and stumbling blocks.

Ms. Emma Kate Goodwin, of 601 Ash Lane, stated that the bricks at the entrance of Young Pines Subdivision have been torn down. She explained that they look awful and need to be replaced. She requested help from the City getting the bricks at the edge of the road fixed.

2. Public Hearing

a. Rezone – 603 & 606 Alcovy Street

Code Enforcement Officer Patrick Kelley presented the application of Duane Wilson with Pinehurst Homes, LLC, for rezone of this property from R1 to R1A. He stated the rezone acreage is 3.97 and the property has 275.02 feet of road frontage on Alcovy Street. The Code Office and Planning Commission recommend the request be approved with conditions.

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

Duane Wilson, with Pinehurst Homes, spoke in favor of the rezone. He stated that the conditions are listed, and he had nothing further to add.

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

No Action.

b. Rezone – 302 North Madison Avenue

Code Enforcement Officer Patrick Kelley presented the application of Shauna and Clayton Mathias for rezone of this property from B1 to R1. He stated the acreage is .76 and the property has approximately 90 feet of road frontage on North Madison Avenue. The Code Office and Planning Commission recommend the request be approved.

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

Clayton and Shauna Mathias, the property owners, spoke in favor of the rezone. They agreed with everything that Mr. Kelley stated.

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

No Action.

c. Zoning Ordinance Code Text Amendment #5

Code Enforcement Officer Patrick Kelley explained the purpose of this public hearing is to comply with Georgia zoning procedures law for the text amendments, but no action is required during the public hearing. The text amendments address limitations for household pets, specifically cats and dogs.

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

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

No Action.

IV. NEW BUSINESS

1. Appointment – Historic Preservation Commission

To reappoint Susan Brown to a five (5) year term to expire May 1, 2023.

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

2. Rezone – 603 & 606 Alcovy Street

Council Member Larry Bradley requested Duane Wilson to discuss and explain the project.

Mr. Wilson stated there would be one straight cul-de-sac. The houses would be similar to the houses at The Retreat at Mill Creek, and the same size as the houses at The Legends. He explained that the project would be a blend of the two subdivisions. There would be brick or stone front with concrete siding at a minimum, and architectural shingles. He explained his personal goal would be to have more of a cottage style house.

Council Member Lee Malcom stated that at one point Mr. Wilson presented something similar to the presentation for North Midland, only with bigger sized lots.

Council Member Larry Bradley questioned how many homes are expected, and whether Mr. Wilson will be the builder for the project.

Mr. Wilson answered there are 14-lots, but it will probably be cut down to 13-lots. The survey was for 2-story houses, but it will be ranch style houses instead. He explained that at this point he isn't certain if he will be the builder or not.

Council Member David Dickinson stated that he has reservations about what has been presented. He discussed the R1A Zoning being under review, and is expected to have substantial changes. He feels the proposal is confusing, and discussed the proposed conditions. Mr. Dickinson questioned the development agreement, how the price points jump around, what the final product will look like, and whether the houses will have garage doors on the front or the sides.

Mr. Wilson stated that the development agreement was a stipulation which was added by the Planning and Zoning Committee; he didn't add it. He explained that the best reference for similarity that he could give would be The Retreat at Mill Creek or The Legends.

Council Member Dickinson questioned why the reference to The Legends was crossed out in the application paperwork. He also discussed sidewalks inside and outside of the subdivision. He stated there isn't a house model, no elevations, no roof pitches, or a description for the housing development. Mr. Dickinson stated that he wants to see renderings. He explained he would like to see the project done the same as if it were being done as a PRD, even though it does not fit a PRD Zoning. He discussed doing a version of the PRD, such as the Livable Centers Initiative Development for the smaller acreage. He questioned whether it would be possible to see something comparable prior to voting. Mr. Dickinson stated that he is in favor of development, but wants to see quality development. Therefore, a more detailed plan is needed.

Mr. Wilson answered that he believes The Legends was crossed out, due to being vague. The finishes for The Legends are more high-end than The Retreat at Mill Creek. The intent was to not be locked into having four sides brick. He explained with the numbers that he is presenting the end-product will have to be very nice.

Council Member Lee Malcom stated a project was approved recently which had very detailed plans, and it went on the market for sale immediately. She checked and was told that the land could be purchased, but there were conditions which would have to be met. Ms. Malcom stated she isn't sure that the conditions hold anyone to anything. The conditions only give a good indication.

Mayor Howard stated that should the property be sold, the conditions would have to be met. The buyer would still have to follow the guide lines. He explained that the renderings would be more appropriate at that time.

Mr. Kelley explained that these things would all be handled at the plan review in the development phase. He explained that Council can make conditions which get recorded on the plat, and those conditions will then be included as part of the plan review. The plans will be reviewed at the time of construction to make sure that those conditions are met.

Mr. Wilson stated that regardless of the zoning no one could break ground until the plans are approved by the Code Department.

City Attorney Paul Rosenthal explained that a PRD would not be applicable in this situation because it does not meet the minimum requirements. However, if the property was over a slight bit, it would fall in the LCI District and would meet the minimum requirements. He explained that on the requested rezone from R1 to R1A (or any other rezone that is not a planned development) the applicant comes forward to request the rezone, with or without details. A rezone for a planned development code must have all of the plans and details up-front to be properly considered by Council. The Planned Development Zoning Ordinance calls for detailed plans, renderings, elevations, aesthetics, and details concerning how the development will be built. He explained this property is not a planned development zoning due to the location and size of the development.

Council discussed possible conditions, changes of property owners, interior controls, selling prices, and the market.

Mr. Rosenthal stated that conditions can't change the interior or the price points of the homes. The conditions only address the exterior and aesthetics.

Council and staff also discussed home styles, landscaping, the entrance, and sidewalks.

To table, to get more details and information.

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

3. Rezone – 302 North Madison Avenue

To approve the rezone.

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

4. 2nd Reading – Zoning Ordinance Code Text Amendment #4

City Attorney Paul Rosenthal gave the second reading of the ordinance to amend the Zoning Ordinance by implementing text amendments and changes identified in Exhibit A.

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

5. 1st Reading – Zoning Ordinance Code Text Amendment #5

City Attorney Paul Rosenthal presented the first reading of the ordinance.

Council Member Nathan Little stated that six cats are too many for an apartment. He feels that the number of cats should be changed to three, same as the number of dogs.

Council Member Lee Malcom agreed that the quantity of cats should be changed to three.

City Attorney Paul Rosenthal explained that the wording of the ordinance is the same as when it was removed in 2014. The quantity of animals is not regulated by the standard animal control ordinance which mirrors the County's Ordinance as required by the Intergovernmental Agreement. This is an attempt to put limitations on pet quantities back into the City Ordinances. The quantities presented are exactly what was in the ordinance prior to July 1, 2014, when it was removed. He explained it is Council's legislative purview if they want the numbers changed.

Council Member Little made a motion to change the number of cats to the same number as the dogs. To change the number of cats to three for the first tier of apartments, condominium, townhome, and duplex. Council Member Malcom agreed with the motion.

Mr. Rosenthal explained that the number of cats could be changed appropriately prior to the second reading of the ordinance.

Council Member Larry Bradley questioned whether another public hearing would need to be held, due to making a change.

Mr. Rosenthal answered a second public hearing would not need to be held.

6. Resolution – MGAG Voting Delegate

To approve the resolution as presented.

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

7. Resolution – ECG Voting Delegate

To approve the resolution as presented.

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

8. Resolution – MEAG Voting Delegate

To approve the resolution as presented.

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

9. Resolution – MEAG Competitive Trust Beneficiary

To approve the resolution as presented.

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

10. Resolution – 2017 Budget Amendment

To approve the resolution to amend the budget as presented.

Motion by Dickinson, seconded by Malcom. Passed Unanimously.

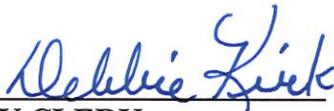
V. ADJOURN TO EXECUTIVE SESSION

Motion by L. Bradley, seconded by R. Bradley. Passed Unanimously.

VI. ADJOURN

Motion by Adcock, seconded by Little. Passed Unanimously.


MAYOR


CITY CLERK

The Mayor and Council met for an Executive Session.

- | | | |
|----------------|------------------|--------------------|
| 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 |
| | Nathan Little | Council Member |
| | David Dickinson | Council Member |
| | Logan Propes | City Administrator |
| | Debbie Kirk | City Clerk |
| | Paul Rosenthal | City Attorney |
| Those Absent: | Norman Garrett | Council Member |

I. Call to Order – John Howard

1. Roll Call

Mayor Howard noted that Council Member Norman Garrett was absent. There was a quorum.

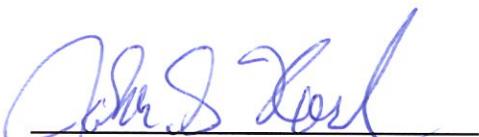
II. Real Estate Issue (s)

1. Real Estate

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

III. Adjourn to Regular Session

Motion by Malcom, seconded by Dickinson. Passed Unanimously.


MAYOR


CITY CLERK