

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, Keith Glass, David Jahns, Rodney Middlebrooks, Patrick Kelley

Visitors: Sadie Krawczyk, Beth Thompson, Chris Bailey, Beverly Harrison, R.V. Watts, Andrew Dykes, Marsha Jackson, Matt Bidwell, Sharon Swanepoel, Cosby Woodruff, Geraldine Smith, Bradley Griffin, Whit Holder, Harold Patterson, Tom Joy Pachikkara, Derrill Perry, Russell Ashley, Jayne Sinclair, Lori Volk, Dave Wagner, Brianna Armistead, Amy Hicks, Joy Carr

**I. CALL TO ORDER – JOHN HOWARD**

**1. Invocation**

Reverend Dane Wagner, with Monroe First United Methodist Church, gave the invocation.

**2. Roll Call**

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

**3. Approval of Agenda**

Add New Business – Item 1. Annexation – 389 Gene Bell Road & 0 Gene Bell Road, and Item 2. Rezone – 389 Gene Bell Road & 0 Gene Bell Road. Moving all New Business Items down subsequently.

To approve the agenda as amended.

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

**OLD BUSINESS – COMMITTEE INFORMATION**

Mayor John Howard explained the Airport Committee and the Public Safety Committee need to make a recommendation to Council for approval of the items below.

City Administrator Logan Propes clarified that at last week’s meeting there was a motion made by Councilman Dickinson to recommend approval of the Airport Layout Plan to full Council, and the motion was seconded by Councilman Ross Bradley. Council Member Garrett needs to call for a vote on that motion. The recommendation will then be added to the Consent Agenda below, for a full Council vote. Mr. Propes explained this is a little confusing, but it needs to be made correct procedurally.

**MAYOR AND COUNCIL MEETING      FEBRUARY 13, 2018      6:00 P.M.**

**1. Airport Committee**

**a. Approval – Airport Layout Plan**

The committee recommends approval of the final Airport Layout Plan to Council.

*Passed Unanimously.*

**2. Public Safety Committee**

**b. Approval – Amended Police Vehicle Lease Purchase**

The committee recommends to Council approval of the Enterprise Lease Purchase Agreement for the nine new police department vehicles for \$61,054.84.

*Passed Unanimously.*

**4. Approval of Consent Agenda**

- a. January 9, 2018 Council Minutes
- b. January 16, 2018 Council Minutes
- c. January 24, 2018 Planning & Code Committee Minutes
- d. January 16, 2018 Planning Commission Minutes
- e. January 11, 2018 Downtown Development Authority Minutes
- f. January 11, 2018 Conventions and Visitors Bureau Minutes
- g. Renewal – Health & Ancillary Insurance – Approval of policies as presented by MSI Benefits Group. (Recommended for Council approval by Finance Committee February 6, 2018)
- h. Renewal – Property & Casualty Insurance – Approval of renewal. (Recommended for Council approval by Finance Committee February 6, 2018)
- i. Approval – Change of IP Transport to GPW – Approval of Option Two as presented. (Recommended for Council approval by Utilities Committee February 6, 2018)
- j. Purchase – Cisco Edge Routers – Approval to purchase two routers from MegaHertz for \$69,584.12. (Recommended for Council approval by Utilities Committee February 6, 2018)
- k. Purchase – Fiber Blower – Approval to purchase from Greenlee for \$36,665.50. (Recommended for Council approval by Utilities Committee February 6, 2018)
- l. Approval – FTTX Pricing – Approval of pricing structure as presented. (Recommended for Council approval by Utilities Committee February 6, 2018)

To approve the consent agenda including the two committee items under Old Business as presented.

*Motion by Dickinson, seconded by Malcom.  
Voting no Garrett.  
Passed 7-1.*

City Attorney Paul Rosenthal clarified the motion by reading all of the Consent Agenda items. He stated that approval of the Consent Agenda is to include the following items: January 9, 2018 Council Minutes, January 16, 2018 Council Minutes, January 24, 2018 Planning & Code Committee Minutes, January 16, 2018 Planning Commission Minutes, January 11, 2018 Downtown Development Authority Minutes, January 11, 2018 Convention and Visitors Bureau Minutes, Renewal – Health & Ancillary Insurance (as approved and recommended by the Finance Committee), Renewal – Property & Casualty Insurance (as approved and recommended by the Finance Committee), Approval – Change of IP Transport to GPW – Approved on Option Two (as recommended for approval by the Utilities Committee), Purchase – Cisco Edge Routers – Two from Megahertz for total of \$69,584.12 (as recommended for approval by the Utilities Committee), Purchase – Fiber Blower – From Greenlee for \$36,665.50 (as recommended by the Utilities Committee), Approval – FTTX Pricing – As presented (as recommended by the Utilities Committee), Approval – Airport Layout Plan (as recommended by the Airport Committee), and Approval – Amended Police Vehicle Lease Purchase – Through Enterprise Lease Purchase for \$61,054.84 (as recommended by the Public Safety Committee).

**II. PUBLIC FORUM**

**1. Public Comments**

Ms. Geraldine Smith explained that everyone calls her Big Mama. She stated that she believes it is time for a new Chief of Police for the City of Monroe. There are a lot of things that she does not like, and there are things that she does not like hearing. She has tried talking to him and has

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also tried to see him. He always has all kinds of excuses not to see or talk to her. Ms. Smith stated that she did not want to get into all of the details, but would answer any questions. There is a problem when the Police Chief does not want to talk to someone in the community, and that should be rectified. She feels he should be put on some type of warning. She stated that his job is to protect and serve, not to be a snitch. Ms. Smith explained that she wanted to get him to be a middleman for a magazine in which he appeared. She wanted his help placing an article concerning drug addiction in that magazine. She stated that he gets paid to do a job and should talk to the citizens instead of dodging them. She does not want the police to hound her.

Mr. Bradley Griffin, of 3510 Concord Road, Newborn, Georgia explained that he is the Republican Candidate for the United States House of Representatives in the Tenth Congressional District. He stated that he wanted to introduce himself to Council. He will be challenging Jody Hice, who he does not believe is qualified for the position that he has been holding. Mr. Griffin feels there are a number of reasons that Mr. Hice should be replaced in that position. He stated that you can learn more about him at [bradleygriffin.us](http://bradleygriffin.us) or follow him on twitter at Griff for Congress. He would like to meet and talk with everyone to discuss any issues, causes, and concerns in the City. He wants to alleviate those concerns, and work together getting those messages to the federal level.

**2. Public Hearing****a. Variance – 206 North Midland Avenue**

Code Enforcement Officer Patrick Kelley presented the request for a zoning variance. He explained the applicant to be Lori Volk of Georgia Marquee Investments LLC, who is requesting a variance to allow the lot size of the R1A Zoning to be less than the 7,500 square feet required. They would like to build four houses on .63 acres, making lot sizes approximately 6,880 square feet. Mr. Kelley explained it would be less than a 10% variance in lot size. The property has 130 feet of road frontage on North Midland Avenue, 208.94 feet of road frontage on East Highland Avenue, and 132.40 feet of road frontage on North Madison Avenue. The Code Office recommended the request be approved, and the Planning Commission recommended the request be denied.

Council Member Norman Garrett questioned why the Planning Commission recommended denial of the variance.

Mr. Kelley answered that the Planning and Zoning Commission pointed out that they felt four lots were too many.

Lori Volk, with Georgia Marquee Investments, spoke in favor of the variance. She stated that she is the developer for the property and Jayne Sinclair will be the builder. She explained their proposal to build four single family homes, with three bedrooms, and two baths. They will be owner-occupied cottage homes, with a minimum of 1,700 square feet. The lots will be 6,880 square feet, which will allow back alley-way access to the garage or carport.

Council Member Norman Garrett questioned the type of houses.

Ms. Volk answered they were still undecided whether the houses would be 2-story or ranch style, but the houses would have three bedrooms and two baths.

Council Member Larry Bradley clarified the houses would be very similar to the style presented.

Council Member David Dickinson stated they should make absolutely sure that the houses look historical, as they are being presented in the illustrations. This is an infill development, which should look historically correct.

Council Member Lee Malcom questioned whether the minimum square footage has been established for the development.

Mr. Kelley answered that since the property is in a Business Zoning classification, and they are not asking for a rezone, the minimum house size standards of R1A Zoning would be required, which is 1,300 square feet.

Jayne Sinclair explained that the home would be very similar to the one on Midland Avenue.

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

Mr. Whit Holder spoke in favor of the variance. He stated that he believes this will be a good use for the lot. He stated that the project works better with four units instead of three, due to the shared driveway on Highland Avenue. Mr. Holder thinks the 10% decrease is justifiable with the space which will be gained from having a shared driveway, and would like to see Council grant the variance.

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

To approve the variance with the restrictions from their construction details as presented; hardieplank siding and a crawl space, not a slab for the exterior requirements.

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

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

Code Enforcement Officer Patrick Kelley presented the application for rezone and annexation of these properties from R1 County to R1A City. The property has approximately 575 feet of road frontage on Gene Bell Road. The Planning Commission recommended the request be approved with conditions; a 55 and older development, 1,650 square feet minimum house size, and no vinyl siding except soffits. At this point the Code Office recommends to study the issue further based on environmental concerns with the flood plain. Mr. Kelley explained that the request has also been considered by Council previously, and denied at that time.

Council Member Lee Malcom stated that one of the concerns previously was the fact that emergency vehicles, like EMS and Fire, would be required to go outside of the City to service the property. If the property gets annexed into the City, they must leave the City limits and go into the County to access the subdivision. She explained that the perimeter access roads are outside City limits. Therefore, the only avenue into the subdivision is through the County.

Council Member Norman Garrett questioned how far they would have to travel outside the City.

Mr. Kelley answered that it would be less than half a mile.

Mr. Derrill Perry, the property owner, spoke in favor of the rezone. He explained that he has owned the property for approximately twelve and a half years, and in 2015 he requested to have the property annexed into the City. His request was denied at that time. He stated the property is only about an eighth of a mile outside of the City. He explained that he is unable to use the sewer that runs thru his property, because the property is outside the City limits. Mr. Perry discussed his proposed project. He stated the homes would be single-story, in a gated community, for age 55 and older, and it would not affect the school system. The homes would be between 1,600 and 2,100 square feet, all brick, hardieplank soffits, and wood windows. He explained that it would be easier for the owners if they could have all their services from one place. Mr. Perry stated he is requesting to have 45 lots on 32 acres, which would be approximately 1.4 lots per acre. If the property is rezoned to R1A, he could have 5 lots per acre, which would be 160 lots. He explained that he is taking the flood plain amount into consideration with his request. He requested Council's consideration for the rezone and annexation.

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.

Council Member Nathan Little questioned if the development is inside the City's electric service area and water service area.

City Administrator Logan Propes answered that it is just outside the electric service territory.

Rodney Middlebrooks answered that the property is inside the water service area.

Council Member Larry Bradley clarified that it is in Walton EMC territory.

Council Member Wayne Adcock questioned whether the homes would be owner-occupied.

Mr. Perry answered that the homes would be sold to individuals.

City Attorney Paul Rosenthal stated that as a point of order, he wanted to clarify that we've moved on to New Business Item #1 for the annexation of this property. That is what is under consideration, and before Council now.

*No Action.*

**III. NEW BUSINESS**

**1. Annexation – 389 Gene Bell Road & 0 Gene Bell Road**

Council Member David Dickinson made a motion to deny the annexation due to the issues, lack of a real detailed plan, and where the City is headed in the future with planning.

Council Member Norman Garrett questioned if this request is similar to the project approved last month, with the same requirements. He also questioned the fact that the Planning and Zoning Commission recommended approval.

City Administrator Logan Propes answered that perhaps they are similar when looking at the R1A Zoning only, which is the reason each individual case comes before the Planning and Zoning Commission. It then comes before City Council, each one is taken on a case-by-case basis. Mr. Propes explained the Planning and Zoning Commission only look at a parcel within the zoning criteria. It is City Council's role to expand upon that information, and see how that zoning criteria fits with plans and visions for the City.

To deny the annexation.

*Motion by Dickinson, seconded by R. Bradley.  
Voting no Garrett.  
Passed 7-1.*

**2. Rezone – 389 Gene Bell Road & 0 Gene Bell Road**

*No Action.*

**3. Application – Beer & Wine Package Sales – Amoco Food Mart**

To approve the application.

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

**4. Application – Beer & Wine Package Sales – Rite Aid #11825**

To approve the application.

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

**5. Appointment – Tree Board**

To reappoint Susan Brown to a three (3) year term to expire March 1, 2021.

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

**MAYOR AND COUNCIL MEETING      FEBRUARY 13, 2018      6:00 P.M.****6. 2<sup>nd</sup> Reading – Driveway Ordinance Amendment**

City Attorney Paul Rosenthal gave the second reading of the ordinance to amend Article IX, Section 9.16 of the Development Regulations.

Council Member Larry Bradley questioned the significant changes in the ordinance.

Code Enforcement Officer Patrick Kelley explained that basically the ordinance will have less frequent street cuts and driveway spacing. This will help when moving forward with the areas that are desirable and most likely to develop, such as highway corridors and main thoroughfares. He explained that by requiring the driveways to be spaced at a greater distance the access roads and interconnecting parking will allow circulation off of the street, which will reduce traffic on the street. This will be beneficial when some of the larger tracts start to develop using a pattern which is no longer desired, such as the Spring Street corridor between town and Highway 138.

Council Member Bradley questioned whether the ordinance only applies to main thoroughfares. He discussed different areas, and questioned the changes for residential drives.

Mr. Kelly answered that the ordinance applies to federal highways, thoroughfares classified as major collectors, and arterial streets. Most of the road classifications in the Development Regulations are taken into account, but not neighborhood roads. The access management strategy is for commercial zoning, which develops in a commercial fashion. Mr. Kelly explained that the ordinance does not cover single family residences. The ordinance stating that it did not apply to subdivisions caused some prior confusion. He explained that a subdivision may have more than one entrance, which would require some separation. The houses on the interior of the subdivision will be on neighborhood streets with individual driveways that will not require spacing. Mr. Kelley explained that the ordinance is the best option for avoiding a detrimental development pattern.

Council Member Lee Malcom discussed the St. Ives subdivision, and questioned whether the ordinance could have prevented the four curb-cuts along McDaniel Street.

Mr. Kelley stated that it would not prohibit those curb-cuts, but does require interior facing lots on new developments. The ordinance does not allow continual access along the road.

Council Member Bradley clarified that the houses in St. Ives which face McDaniel would not have been allowed if this ordinance had been in effect at that time.

To approve the Driveway Ordinance Amendment.

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

**7. Disclosure – Potential Conflict of Interest Related to 2018 CDBG Application**

Council Member Norman Garrett stated as required by the Georgia Department of Community Affairs' guidelines for conflicts of interest, he publicly disclosed that he lives at 1244 South Madison Avenue, and he owns that property. Furthermore, he was not part of the meeting and selection process which chose this proposed target area. Mr. Garrett stated that he will abstain from voting on any matters regarding this project during the application phase and if it is funded.

*No Action.*

City Attorney Paul Rosenthal stated as required by the Georgia Department of Community Affairs' guidelines for conflicts of interest, he publicly disclosed that he is the managing member and a beneficial interest owner of Old Monroe Mills, LLC, which owns multiple parcels and properties within the proposed target area. Furthermore, he declared and publicly disclosed that he was not part of the meeting or selection process which chose the proposed target area. Mr. Rosenthal stated that he and his office will abstain from all legal counsel matters regarding this project during the application phase and if it is funded. He explained that Mr. Propes has already addressed the issue of retaining conflict counsel to the extent necessary if needed.

*No Action.*

**8. Resolution – CDBG 2018 Application**

To approve the resolution as presented.

*Motion by Little, seconded by L. Bradley.  
Abstaining: Garrett.  
Passed.*

**9. Resolution – Six-Month R1A Zoning Moratorium**

Council Member Lee Malcom questioned if there will be a land planner to participate and guide the process and whether six-months is a feasible time.

City Administrator Logan Propes stated that six-months is long enough to engage a third party planner to get started with the study. The options of additional zoning classifications will be brought back to Council, and should be able to be accomplished by August 13, 2018.

Council Member Larry Bradley stated there are two paragraphs in the resolution that he feels inappropriate and unneeded. He explained the second and third paragraphs located on the second page should be removed. He believes the two paragraphs as they are written are very critical of recent Council decisions, and should be stricken from the resolution.

Council Member Lee Malcom stated that she took the paragraphs as a reference point for showing why the moratorium is needed. She felt it was an example, because the size of the tracts were too large for what Council envision to be in R1A Zoning.

Mr. Propes explained that the paragraphs were not a stated intent.

Council Member Bradley explained that he feels that it is obvious when it states, “these recent things will create more suburban-type sprawl that increases traffic congestion, discourages pedestrian walking...” and it continues about how this will be bad for the City. He believes that Council made decisions based on what they thought was right at the time, and what would be best for the City as the situation existed. Mr. Bradley stated that he is in favor of the moratorium, but does not think the two paragraphs serve a purpose. They are critical against Council’s actions, which is inappropriate.

City Administrator Logan Propes stated that the resolution can accomplish the same goal with the two paragraphs being struck.

To approve the resolution, with removal of the two paragraphs as recommended.

*Motion by Dickinson, seconded by R. Bradley.  
Voting no Garrett.  
Passed 7-1.*

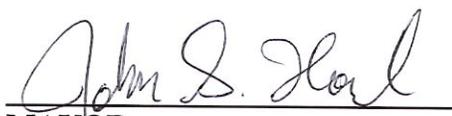
**10. Approval – 2018 Concert Series Contracts for DDA**

To approve the execution of the 2018 Concert Series Contracts.

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

**IV. ADJOURN**

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

  
MAYOR

  
CITY CLERK