

The Mayor and Council met for their regular meeting.

Those Present:	Greg Thompson	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
	Jimmy Richardson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney

Staff Present: Danny Smith, Keith Glass, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Patrick Kelley

Visitors: Sadie Krawczyk, Beverly Harrison, David Jahns, Sharon Swanepoel, Shane Short, Joe Dixon, Randell Rowe, Janice Rowe, Steve Brown, Susan Brown, Neil Jackson, Teri Smiley, David Dickinson, Jenny Carter, Amy Davis, Blake Peters, George Baker III, John Howard, R.J. Lott, Jack Armstrong, Brent Davis, Sam Harrison, Mitchell Stoddard, Henry Forrest

**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 Richardson, seconded by Crawford.  
Passed Unanimously*

**4. Approval of Consent Agenda**

- a. November 7, 2017 Council Minutes
- b. November 14, 2017 Council Minutes
- c. November 28, 2017 Council Minutes
- d. November 29, 2017 Council Minutes
- e. November 7, 2017 Executive Session Minutes
- f. January – October, 2017 Downtown Development Authority Minutes
- g. January – October, 2017 Conventions and Visitors Bureau Minutes
- h. Approval – Website Redesign Contract – To contract with Municode. (Recommended for Council approval by Finance Committee December 5, 2017)
- i. Approval – 2018 LMIG – To resurface the proposed list of streets. (Recommended for Council approval by Public Works Committee December 5, 2017)
- j. Purchase – Water Materials for 2016 CDBG – To purchase from Cole & Main for \$68,568.32. (Recommended for Council approval by Utilities Committee December 5, 2017)
- k. Municipal Court Services Agreement – Southeast Corrections, LLC – Approval of agreement. (Recommended for Council approval by Public Safety Committee December 5, 2017)

**MAYOR AND COUNCIL MEETING    DECEMBER 12, 2017    6:00 P.M.**

- l.** Purchase – Recruitment Class Firefighting Gear – To purchase gear for \$27,819.00. (Recommended for Council approval by Public Safety Committee December 5, 2017)
- m.** Approval – Firefighter Cancer Policy – To contract with GMA-GIRMA for benefit coverage. (Recommended for Council approval by Public Safety Committee December 5, 2017)

To approve the consent agenda as presented.

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

**II. PUBLIC PRESENTATION****1. Public Recognition**

City Administrator Logan Propes recognized outgoing Mayor Greg Thompson, and thanked him for everything that he's done for the City of Monroe over the last twelve years. He presented him with a plaque for his loyal and dedicated services as Mayor from 2006 until 2017.

Chief Keith Glass presented Mayor Thompson and Council Member Richardson with a token of appreciation from Public Safety. He thanked them for their service, support, and leadership.

City Administrator Logan Propes recognized Council Member Jimmy Richardson for his loyal and dedicated services to the City of Monroe from 2006 to 2017. He presented him with a plaque for his twelve years of service.

Council Member Jimmy Richardson thanked the citizens for giving him the opportunity to serve for the last twelve years. He expressed what an honor and privilege it has been to work with the Council Members, the department heads, and the City employees. He stated that he will still be around Monroe, and will continue to enjoy this great community.

Mayor Greg Thompson echoed Council Member Richardson, it has been an honor and a privilege to serve the City and watch Monroe grow. He stated that Monroe has some of the best department heads in the State of Georgia, and he appreciates everything. He believes that they are leaving the City a better place than when they started twelve years ago.

Economic Development Specialist Sadie Krawczyk recognized the Hometown Team Volunteers, Steve Brown, Susan Brown, Randall Rowe, and Janice Rowe, for their many volunteer hours and efforts in making the Traveling Smithsonian Exhibit a success. She thanked them for their time and service.

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

Mr. Shane Short recognized Mayor Thompson for his service on the Walton County Development Authority. He explained that they will be placing a brick at the new Veterans Memorial in his honor. Mr. Short expressed his appreciation for all the Mayor has done for not only the City of Monroe, but for all of Walton County through the Development Authority.

**2. Public Hearing****a. Rezone / Annexation – Vine Street**

Code Enforcement Officer Patrick Kelley presented the application for rezone of the property located at Vine Street known as C1350005, C1350004, C1350005A, and C1350005B from R-2 County to R-1A City. Mr. Kelley stated the acreage is +/-65.17 for rezone and annexation. The property has 3,295.10 feet of road frontage on Vine Street. The proposed use is a single family residential subdivision. The Code Office and Planning Commission recommend the request be approved with conditions: a minimum square footage of 1,700 for a 1-story home; a minimum square footage of 2,000 for a 2-story home; include playground; junior Olympic size pool with cabana and restrooms; work toward a minimum lot size of 8,500 square feet; brick and stone accent on the front of homes with the balance of home to be fiber cement siding at minimum; 8 foot on center evergreens that are a minimum of 20 gallons with berm behind rear facing lots on Vine Street; 40 feet of non-buildable bermed buffer along Vine Street; all the grassed areas shall be sodded; and two trees per lot of a two-inch caliper deciduous installed or preserved.

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Council Member Lee Malcom stated that the wording for the minimum lots size to work towards 8,500 square feet needs to be changed; it needs to be more definitive.

Mr. Kelley answered that he understands, but he simply copied the motion that was approved on the last rezone. He also mentioned that the 8,500 square feet is 1,000 square feet more than is required in R-1A Zoning. He stated that an amendment should be made to the ordinance, if this is the standard which Council wants to use moving forward. Then it wouldn't have to be listed as a condition every time there is a rezone to this zoning classification. He explained that if Council wants to change the condition to require a minimum of 8,500 square feet, Council can modify the recommendation.

Council Member Lee Malcom stated this will be the largest subdivision in the City at this time.

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

Attorney Jenny Carter, on behalf of Expo Realty, spoke in favor of the rezone. She handed out a copy of the Statement of Constitutional Objections and a list of proposed conditions. She gave a brief presentation of the project. Ms. Carter explained the reason they are requesting R1-A zoning is because 25 of the acres are already in the City and zoned R1-A. Therefore, the request is to annex and rezone the remaining 75 acres to be used for the project. She stated the proposed site plan shows a density of 2.6 units per acre. She explained that they only used the specific language of work toward 8,500 square feet in the conditions, because that was the wording which was previously approved for the rezone on Good Hope Road. She explained they are requesting to remove the berm from the plans due to the commercial nature of the area. They would like to leave the natural vegetation in place instead, as a natural buffer.

Council Member Ross Bradley questioned the possibility of having a larger amenities package, such as two recreation areas or a full Olympic size pool.

Joe Dixon discussed making the cabana larger with a weight room, and a kiddie pool or splash pad for kids as a solution.

Council further discussed pool sizes and options for larger amenity packages.

Council Member Larry Bradley questioned the minimum square footage.

Joe Dixon answered that the minimum square footage amount of 8,500 will be fine.

Ms. Carter agreed that a definite condition will be easier for everyone.

Council Member Norman Garrett stated that Council should make some concessions to help Mr. Dixon in building the subdivision. It appears as if Council doesn't want the project to be done in Monroe, and he would love to see Monroe grow.

Mayor Thompson stated that Council does want the project in Monroe, but they also want to see the project done right. He explained that requests and considerations go back and forth until both parties can meet in the middle with an agreement.

Council Member Lee Malcom stated that this is how negotiations work. She wants to see Monroe grow, but Council must protect the community and set a standard.

Council Member Norman Garrett stated that he understands, but he disagrees with some of the smaller things that are being requested. There isn't an Olympic size pool anywhere in Walton County, so he doesn't feel that Mr. Dixon should be asked to build one. He stated that he feels the City should help and participate in some of the things that Council wants to see done.

Council Member Lee Malcom explained that her objective is to set standards for the future.

Council Member Larry Bradley questioned the footage for the natural buffer.

Joe Dixon answered that there is approximately 45 feet of natural buffer along Vine Street. They would like to leave that natural vegetation there as an undisturbed buffer.

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Council Member Lee Malcom questioned going up to 2,200 square feet for the 2-story homes.

Joe Dixon answered no. He explained that he came up on the 1-story square footage, but wants to stay at 2,000 on the 2-story.

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

To approve the rezone with the recommended conditions: a minimum square footage of 1,700 for a 1-story home; a minimum square footage of 2,000 for a 2-story home; playground; junior Olympic size pool with cabana and restrooms; a minimum lot size of 8,500 square feet; brick and stone accent on the front of homes with the balance of home to be fiber cement siding at minimum; ~~8 foot on center evergreens that are a minimum of 20 gallons with berm behind rear facing lots on Vine Street~~; 45 feet of non-buildable bermed buffer along Vine Street; all the grassed areas shall be sodded; and two trees per lot of a two-inch caliper deciduous installed or preserved.

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

To grant the annexation.

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

**IV. NEW BUSINESS****1. 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.

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

**2. Appointments (3) – Historic Preservation Commission**

To appoint Marc Hammes to fill the unexpired term of James Woodall to expire May 1, 2020.

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

To appoint Faye Brassie to fill the unexpired term of John Lucas to expire May 1, 2021.

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

To appoint Crista Carrell to fill the unexpired term of Eric Edkin to expire May 1, 2022.

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

**3. Appointments (2) – Planning Commission**

To appoint Randy Camp to a five (5) year term to expire September 1, 2022.

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

To appoint David Butler to fill the unexpired term of John Howard to expire September 1, 2020.

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

**4. Appointment – Library Board**

To appoint Peggy Leicht to fill the unexpired term of Sandra Shurling to expire July 1, 2018.

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

**5. Appointments (3) – Downtown Development Authority & Convention & Visitors Bureau Authority**

City Attorney Paul Rosenthal clarified that the appointment to the Downtown Development Authority Board needed to be a concurrent motion of appointment to the Convention & Visitors Bureau Authority Board.

To reappoint Wesley Sisk to a three (3) year term to expire December 31, 2020.

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

To appoint Andrea Gray to a three (3) year term to expire December 31, 2020.

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

To appoint Meredith Malcom to fill the unexpired term of Benita Walker to expire December 31, 2018.

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

**6. Appointment – Walton County Board of Health**

To reappoint Edith Weaver to a six (6) year term to expire December 31, 2023.

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

**7. Addendum to Schedule of Fees – Code Department**

Code Enforcement Officer Patrick Kelley requested approval to add a ten percent fee for permit renewals to the Code Department Schedule of Fees.

To approve the schedule of fees addendum as presented.

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

**8. Approval – 2018 Budget Resolution**

To approve the resolution as presented.

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

**9. Resolution – GMA-GIRMA Membership**

To approve the resolution as presented.

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

**10. Resolution – Remnant Portion of Hammond Park Abandonment**

To approve the resolution as presented.

*Motion by Adcock, seconded by L. Bradley.  
Abstaining: Malcom.  
Passed.*

**11. 1<sup>st</sup> Reading – Alcoholic Beverage Ordinance Update**

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

**12. Adopt – 2018 Council Meeting Schedule**

To adopt the calendar as presented.

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

**13. Change Order – CDBG Water Service**

City Administrator Logan Propes explained due to confined space there have been some issues with the CDBG Project. The original plan was for the City to provide the water services, which would save a great deal of money. After meeting with the contractors, it has been decided that the most prudent action would be to have the contractors install the water service, which will make the road their responsibility. The total amount for the proposed change order is \$197,112.40, which will still save a significant amount of money.

Mr. Rodney Middlebrooks explained the biggest issue to be the compaction on the ditch. The sewer line will be installed on the left side of the curb line, and the water line will be installed on the right side of the curb line. Therefore, the compaction underneath the curb could become a future problem. The contractors will install the water line up to the right-of-way, and then the City will complete the tie-ins. This will also prevent any problems with the project timeline.

Council Member Larry Bradley questioned how it will affect the 2018 Budget.

Mr. Propes answered that this will change the Utility Capital Funds. A budget amendment will not be necessary, since it is in the CIP Budget. He explained that he hopes the funding for the next CDBG will be increased from \$500,000 to \$750,000, which would help to offset this cost.

To approve the change order in the amount of \$197,112.40.

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

**V.    ADJOURN**

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

  
MAYOR  
CITY CLERK