

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, Chris Croy, Keith Glass, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Patrick Kelley

Visitors: Sadie Krawczyk, Chris Bailey, Beverly Harrison, R.V. Watts, Sharon Swanepoel, Andrew Kenneson, Les Russell, Justin Davis, Hilary Huett, Gerald Atha, Sandra Shurling, Jasper Greer, Syed Farrukh, Ben Doster, Duane Wilson, Jibran Lalchani, Rejimon Mathew, Nathan Durham, Justin Davis, Scott Appling, John Daniel, Scott Robinson, Lynn Laird, Fay Brassie, Stan Brassie, Brent Youngblood, Walter R. Cox, Jr.

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Pastor Nathan Durham, with New Beginnings Baptist Church, gave the invocation.

2. Roll Call

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

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. April 3, 2018 Council Minutes
- b. April 10, 2018 Council Minutes
- c. April 10, 2018 Executive Session Minutes
- d. April 18, 2018 Airport Committee Minutes
- e. April 23, 2018 Finance Committee Minutes
- f. April 17, 2018 Planning Commission Minutes
- g. April 25, 2018 Historic Preservation Commission Minutes
- h. Approval – Personnel and Operational Policies and Procedures – Approval with changes. (Recommended for Council approval by Finance Committee April 23, 2018)
- i. Purchase – BadgePass Management System – To purchase for the amount of \$38,080.22. (Recommended for Council approval by Finance Committee May 1, 2018)
- j. Approval – EIP 2018 Grant Administrative Services – Approval of Allen-Smith Consulting. (Recommended for Council approval by Public Works Committee May 1, 2018)
- k. Approval – EIP 2018 Grant Engineering Services – Approval of Precision Planning. (Recommended for Council approval by Public Works Committee May 1, 2018)

- l. Approval – North Broad LCI Materials Testing Contract – To contract with NOVA Engineering and Environmental with the amount not to exceed \$18,925.00. (Recommended for Council approval by Public Works Committee May 1, 2018)
- m. Approval – Water Treatment Plant Gutter Repair – To contract with Garland Company for the amount of \$15,986.00. (Recommended for Council approval by Utilities Committee May 1, 2018)
- n. Approval – Sewer Service Policy Amendment – Gerald Atha – Policy variance to allow the development (#C1650056) to connect a gravity line pending development approval by Walton County and contingent upon the development proposed. (Recommended for Council approval by Utilities Committee May 1, 2018)
- o. Approval – Sewer Service Policy Amendment – Mazzawi Trust – Policy variance to allow the development (#C1650058) to connect a gravity line pending development approval by Walton County and contingent upon the development proposed. (Recommended for Council approval by Utilities Committee May 1, 2018)
- p. Approval – Watershed Protection Plan – To approve the plan. (Recommended for Council approval by Utilities Committee May 1, 2018)
- q. Approval – Out of State Travel for Police – To send Sgt. James Green to the Axon Accelerate Conference in Scottsdale, Arizona for a total cost of \$1,817.93. (Recommended for Council approval by Public Safety Committee May 1, 2018)
- r. Purchase – Quick Response Vehicle – The lease purchase of a 2018 Ram 1500 from Enterprise Fleet Management for a monthly rate of \$782.51. (Recommended for Council approval by Public Safety Committee May 1, 2018)

To remove Item O, for further discussion. To approve the consent agenda as amended.

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

II. PUBLIC PRESENTATION

1. Georgia Bureau of Investigation Non-Criminal Justice Unit

Hilary Huett, with the Georgia Bureau of Investigation-GCIC, discussed their services. She stated that she has been with the Non-Criminal Justice Unit since 2014. She explained that they assist local City and County offices in establishing the policies and procedures needed to perform national fingerprint-based background checks for non-criminal justice purposes. Currently, the state mandates that each City fingerprint for alcohol and liquor licenses. She explained that Statute 35-3-35 allows Cities to pass ordinances to have fingerprint background checks for other licenses as well. Ms. Huett stated that the City of Conyers requires fingerprint-based background checks for taxi cab drivers, billiard operators, massage therapists, spa owners, solicitors, and peddlers. She explained that name-based background checks are based on demographic data, which only gives results for Georgia. The fingerprint-based background checks give Federal results, which provides information from all 50 states. Ms. Huett discussed the benefits, specific testing, and their results.

No Action.

III. PUBLIC FORUM

1. Public Comments

No one signed up for public comments.

2. Public Hearing

a. Rezone – 1050 North Broad Street

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from B2 to B3. Mr. Kelley stated the acreage is 1.13 and the property has 107 feet of road frontage on North Broad Street. Mr. Kelley explained that the property owner and the Code Department were under the impression it was already zoned B3, when they requested the rezone for the other property. The Code Office and Planning Commission recommend the request be approved.

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

Syed Farrukh Khan, the property owner, spoke in favor of the rezone. He explained that he wants it Zoned B3 for business, the same as his adjacent property.

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

No Action.

IV. OLD BUSINESS

1. Rezone – 603 & 606 Alcovy Street

Code Enforcement Officer Patrick Kelley explained the item was tabled for further consideration at the April Council Meeting. He presented the application of Duane Wilson with Pinehurst Homes, LLC, for rezone of this property from R1 to R1A conditional. 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 as listed and amended by the Council. Mr. Kelley listed the recommend conditions: incorporate proposed conditions into development agreement and final plat; add any conditions deemed appropriate by Planning & Zoning and Council; specify aesthetics and final finish due to the broad disparity between The Legends subdivision and The Retreat at Mill Creek subdivision; require development agreement as if a planned district; a minimum square footage of 1,700; brick and/or rock on 50% of fronts with 3 sides of hardie plank concrete siding; no vinyl on cornice or soffits; HOA will be required; professional landscaped planted buffer along Alcovy Street and entrance of subdivision; architectural shingles required; and recorded plat with all listed conditions.

Council Member Ross Bradley questioned number nine of the recommendations applying to all 275 feet.

Mr. Kelly answered that the professional landscaped planted buffer applies to all of the 275 feet along Alcovy Street and the entrance of the subdivision.

Duane Wilson, with Pinehurst Homes, spoke in favor of the rezone. He stated that there hasn't been any changes. Though, he did add two conditions after speaking with some Council Members after the last meeting. He presented a power point of the concept for the project. The homes will be cottages or craftsman style open floor designs, with outdoor living. He explained the homes will be consistent with other surrounding homes in the area. The proposal is in line and comparable to Clubside Estates, The Legends, and The Retreat at Mill Creek. Mr. Wilson explained that he is agreeable to adding the conditions for a minimum roof pitch and sodded yards to the back rear corners of the house.

To approve the rezone with the recommended conditions, plus the two new conditions: incorporate proposed conditions into development agreement and final plat; add any conditions deemed appropriate by Planning & Zoning and Council; specify aesthetics and final finish due to the broad disparity between The Legends subdivision and The Retreat at Mill Creek subdivision; require development agreement as if a planned district; a minimum square footage of 1,700; brick and/or rock on 50% of fronts with 3 sides of hardie plank concrete siding; no vinyl on cornice or soffits; HOA will be required; professional landscaped planted buffer along Alcovy Street and entrance of subdivision; architectural shingles required; recorded plat with all listed conditions; minimum roof pitch of 8/12; and yards sodded to the back rear of house as stated on 3 sides.

*Motion by Dickinson, seconded by Adcock.
Abstaining: Malcom.
Passed.*

V. NEW BUSINESS

1. Rezone – 1050 North Broad Street

To approve the rezone.

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

2. Application – Beer & Wine Package Sales – Harry’s
To approve the application.

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

3. Application – Spirituous Liquors and Beer & Wine On-Premise Consumption – Fuzions

City Attorney Paul Rosenthal stated the application to be in order, but the Police Department would like to be heard prior to consideration by Mayor and Council.

Council Member Larry Bradley requested to hear from the Police Department.

Assistant Chief R.V. Watts discussed data from businesses in Monroe that have licenses to sell alcohol and liquor. He explained that over the last five-years there have been significantly more resources exhausted at Fuzions, than all the other establishments combined. He presented graphs of call volume by location and types of calls. He explained that during the five-year period there have been a total of 263 calls to the location. Mr. Watts also discussed the more serious crimes at the location, which included a double shooting.

To deny the application.

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

4. FY2017 Audited Financial Statements (CAFR)

Mr. Justin Davis, with Mauldin & Jenkins, presented highlights from the FY2017 Audit. He discussed the Annual Audit Agenda, stating the audit went smoothly. Mr. Davis explained that they rendered an unmodified audit report, meaning a clean opinion of the audit for the year ending December 31, 2017. He stated that Ms. Thompson and the finance staff were very transparent and gave them everything they needed to clear the audit in a sufficient manner. There were no findings, material weaknesses, or significant deficiencies in internal controls. He explained there was one management point, the City was reporting a liability for customer deposits that needed to be reclassified as revenues during the current year audit. Their office recommends the City develop a process to track these deposits, and review the balances in a more-timely manner. The City has already corrected the issue, so there is a process for going forward. Mr. Davis stated that no findings and only one management point is rare and speaks volumes about the staff. He commended the City of Monroe for preparing the CAFR at such a high standard of extensive reporting.

To accept the FY2017 Audited Financial Statements.

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

5. 2nd Reading – Zoning Ordinance Code Text Amendment #5

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

6. 1st Reading – Speed Zone Ordinance

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

7. Approval – Main Street Program MOU

Economic Development Specialist Sadie Krawczyk explained the annual Memorandum of Understanding with the Georgia Department of Community Affairs allows the City of Monroe to remain being designated a Main Street Community.

To approve the Memorandum of Understanding for the Main Street Program.

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

8. Approval – Fireworks Agreement

City Administrator Logan Propes explained that as part of the Walton County Bicentennial Celebration, the City of Monroe will be sponsoring the 4th of July fireworks show. East Coast Pyrotechnics will provide the fireworks display for the amount of \$15,000.00. He stated that the show is scheduled for Wednesday, July 4, 2018 and in case of rain, Saturday, July 7, 2018.

To approve the Fireworks Agreement with East Coast Pyrotechnics for \$15,000.00.

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

9. Approval – MEAG Power Sales Contract Amendment

City Administrator Logan Propes discussed the history of the Power Sales Contract with MEAG. He explained the amendment basically removes language from the 1975 Power Sales Contract that states that MEAG must outsource the Comprehensive Engineering Report, which costs between \$100,000 and \$200,000 per year. Mr. Propes explained the amendment allows MEAG to do this in-house, which will save a substantial sum of money over time.

To approve the Power Sales Contract Amendment with MEAG.

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

VI. ADJOURN

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


MAYOR


CITY CLERK