

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	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
Absent:	Lee Malcom	Council Member
Staff Present:	Jeremiah Still, Keith Glass, Beth Thompson, Rodney Middlebrooks, Patrick Kelley, Chris Bailey, Beverly Harrison	
Visitors:	R.V. Watts, Les Russell, Andrew Kenneson, Joy Wilson, Harold Patterson, Ben Doster, Rejimon Mathew, Manubir Arora, Chasity Stewart, Henrietta Coard, Rhonda Keller, Ken Endoes, Amanda Buchanan, Alaina Ney, Ricky Buchanan, Jessie Garson, Bryan Couch, Tyrone Carrell, Janice West, Larry West, Devon Keller, Patsy Cook, Emaleigh Cook, Kathy Cook, Hunter Cook, Annika Allgood, Alexis Stevenson, Josh Alford, Scott Appling, Andrea Goga, Michelle Goga, Sue Rowe, Cody Rowe, Jennifer Jones, Brandon Thompson, Mr. & Mrs. Tony Bella, Tiffany Thompson, Abigayle Thompson, Jason Stewart, Avery Stewart, Riley Stewart, Ellie Stewart, Destiny Watts, Lauren Jackson, Courtney Hortman, Flint Hortman, Lily Hortman, Tyler Hortman, Katy Pinkerton, Ryan Pinkerton, Tom Mayfield, Cody Bellah, Kelly Bellah, S. Davis, A. Lopez, Kathy Burst, Kevin Schussler, Shannon Schussler	

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Pastor James Vaughn, Chaplain for the Monroe Police Department, gave the invocation.

2. Roll Call

Mayor Howard noted that Council Member Lee Malcom was absent. There was a quorum.

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. May 1, 2018 Council Minutes
- b. May 8, 2018 Council Minutes
- c. May 10, 2018 Council Minutes
- d. May 15, 2018 Planning Commission Minutes
- e. May 22, 2018 Historic Preservation Commission Minutes
- f. April 12, 2018 Downtown Development Authority Minutes
- g. April 12, 2018 Conventions and Visitors Bureau Minutes
- h. Approval – Rehab of Two Meadow Walk Subdivision Retention Ponds – JT Magbe Contracting to rehab two ponds for \$37,250.00. (Recommended for Council approval by Utilities Committee June 5, 2018)
- i. Approval – Bryant Road Gas Main Replacement – Southern Pipeline to replace gas main for \$17,100.00. (Recommended for Council approval by Utilities Committee June 5, 2018)

- j. Approval – Media Blasting of Interior Walls at older Water Treatment Plant Building – JNR & Associates to refinish walls and ceiling for \$24,000.00. (Recommended for Council approval by Utilities Committee June 5, 2018)
- k. Purchase – Electric Line Truck – Purchase from Altec Industries for \$190,560.00. (Recommended for Council approval by Utilities Committee June 5, 2018)
- l. Purchase – Electric Material – Purchase from Stuart C. Irby Company for \$168,316.60, contingent upon receiving this amount from developer before installation. (Recommended for Council approval by Utilities Committee June 5, 2018)
- m. Approval – Police Department Design Selection – Accept Sizemore Group as principal design consultants. (Recommended for Council approval by Public Safety Committee June 5, 2018)

To approve the consent agenda as presented.

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

II. PUBLIC PRESENTATION

1. Hands of Hope

Ms. Chastity Stewart, Executive Director of Hands of Hope, gave a presentation. She explained that Hands of Hope is a non-profit organization in Walton County. Their mission is to support and assist families with disabilities through integrated community involvement. Currently, Hands of Hope is raising awareness and support for an All-Inclusive Project at Hammond Park. She discussed the importance and benefits of inclusive play.

Mr. Ken Erdoes, with Landscape Structures, flew in from Chicago to answer any questions related to inclusive play. He discussed kids with different skills, the challenges, and the impact. He discussed Hope Park in McDonough, which is an all-inclusive park, and how it has benefited the community. Mr. Erdoes discussed how an all-inclusive park would enhance the Monroe community. He also discussed Miracle League coaching, which is for challenged kids that want to play baseball.

No Action.

III. PUBLIC FORUM

1. Public Comments

Ms. Joy Wilson, of Monroe, stated she did not want to provide her address for safety, and discretionary reasons. She discussed Meantime Solutions, a personal business for productivity and stability at home and work. She stated that finding our own progress within society versus the rate of progress as a whole within society together creates the picture. She discussed being equipped for the future and a brighter tomorrow.

Mr. Harold Patterson, of 957 Masters Drive, questioned the removal of the sign for the Hampton Inn on West Spring Street. He wanted to know what happened to the hotel coming to Monroe. He also questioned why the City doesn't have a chain grocery store. He stated that all of the candidates in the public forum last fall answered positively that they would work to see that Monroe got a chain grocery store. Mr. Patterson stated that the answer is always about needing more roof tops, but according to the last census Loganville only has 2,136 more residents than Monroe. They have an Ingles, Kroger, and Publix, and we don't have any of those. He stated that John Chapman, the store manager of Ingles in Loganville, has approached Monroe in the past, but they were turned down. Ingles indicated they are very interested in somebody approaching them.

2. Public Hearing

a. Variance – 911 North Broad Street

Application has been withdrawn by the applicant.

No Action.

b. 2018 Community Work Program Update

City Administrator Logan Propes explained the Community Work Program needs to be updated as part of the Comprehensive Plan to satisfy requirements by the Department of Community Affairs. The update is required in order to continue obtaining funding for additional CDBG and EIP Grants. He stated there are very minor language updates to the document. The purpose is to accurately show progress as it is being made on certain projects, outline other future projects,

and to better define the activities for the economic development scope of work. Mr. Propes explained a Public Hearing is required to formally adopt the update.

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. OLD BUSINESS

1. Reconsideration of Application – Spirituous Liquors and Beer & Wine On-Premise Consumption – Fuzions

City Attorney Paul Rosenthal explained that Mayor and Council considered this application at the May Council Meeting. Procedurally Mr. Rejimon Mathew, owner of Fuzions Monroe, LLC, was not given an opportunity to be heard at that time. Attorney Manubar Arora is present to speak on behalf of Mr. Mathew. The item will come back before Council for reconsideration, after giving Mr. Mathew and his Attorney a chance to be speak. Council can then reconsider this application, and reconsider a new motion. If Council considers a new motion, it will essentially be a motion rescinding the prior motion, and then take a new vote on the matter.

Attorney Manubir Arora spoke on behalf of the applicant Mr. Rejimon Mathew. Mr. Arora discussed the crime that has taken place at this location historically over the last five years, when it was owned by Mr. Mike Brown. Mr. Mathew was buying the business for \$275,000 starting in December of 2016, with the final payment to be made at the end of 2017. He applied for a liquor license immediately before his final payment for buying the restaurant was paid. Unfortunately, Mr. Brown had also applied for the same liquor license. Mr. Arora stated that the liquor license had been renewed six different times while Mr. Brown owned the business, even though the previously discussed crime issues had taken place. Mr. Mathew has owned a convenience store in Monroe from 2012 to 2016, and was approved for the beer and wine licenses without any issues or crimes. He was using the proceeds from selling that business in 2016 to purchase this restaurant. Mr. Arora explained they are changing the name of the restaurant. They are hiring a security company to evaluate the need for more lighting and cameras, because they don't want any more problems. They are hiring a management company to train the employees for proper alcohol serving. They are hiring City of Monroe Police Department for weekend events when they have local live music, which will enhance the community. Mr. Arora discussed the accounting books not adding up correctly in the past, but stated they are making their books open for inspection and examination. He stated they would be happy to go with a beer & wine license instead, if Council has a problem with a spirituous liquor license. They requested a 6-month trial period to show that they are doing everything correctly. Mr. Mathew did not run the business when the criminal activity took place. He has invested almost \$200,000, because he wants to run a successful business, make money, and give back to the community. He is trying to be an entrepreneur, and run a business with integrity. Mr. Arora stated that the concerns about the criminal activity did not seem to stop anybody from approving Mr. Brown's licenses over and over again. This issue would probably not have made it in front of Council if they had not applied for the licenses at the same time. Mr. Arora asked Council to please reconsider, and add any conditions or probationary issues they want.

Council Member David Dickinson stated his concerns. The information shows Mr. Mathew actually owned the establishment for over a year, and was engaged with Mr. Brown in some sort of subterfuge about who was to hold the license. It is his understanding that Mr. Mathew owned the business, had already put the money in the business, and had already taken assignment of the lease. Mr. Dickinson stated that basically the two together were running the establishment using Mr. Brown's license. They knew full well that they had done the transfer in assignment, and Mr. Mathew had paid the bulk of the money. Mr. Dickinson asked for this to be explained.

Mr. Arora asked why the subterfuge, Mr. Brown had gotten his license renewed over and over again routinely. Mr. Mathew had his license in the past for another business, so why would they need to overlap each other?

Mr. Dickinson stated that it is very simple, because the licenses are non-transferable, which the ordinances make very clear. He also pointed out that Mr. Mathew had previous licenses in the City of Monroe, and is familiar with the ordinances. He only had to read the ordinances, or have his council to read them. Mr. Dickinson stated that he has a problem with this. It also appears that two of the most serious incidents happened after Mr. Mathew became the owner including a

murder, a kidnapping, and two aggravated assaults. The licenses show Mr. Brown as the licensee at the time, but he is not the owner, which violates the ordinances.

Mr. Arora answered that the whole point is Mr. Brown is the owner, Mr. Mathew never had management control over anything. The issue is Mr. Mathew was making installment payments throughout the year, and became the owner based on the last payment which took place at the beginning of this year. He was at the restaurant trying to learn the business, but in no way owned it. He had gotten approval on the lease, because if the lease had not gone through he would not have paid any money. It was an extended lease over the course of the year, so the landlord would not give the lease to someone else. It was done so that once everything was paid, Mr. Mathew would take one hundred percent control. Mr. Arora stated it was Mr. Brown and his girlfriend that ran the business on a day-to-day basis. He explained they are trying to be transparent; there is no subterfuge.

Mr. Dickinson stated that the Assignment and Assumption of the Lease Agreement was signed by all parties on December 16, 2016. The agreement states pursuant to the bill of sale of even date, which is assigning and conveying everything. He questioned why Mr. Mathew did not come forward at that time and apply for a license in his name.

Mr. Arora stated that it doesn't sound like the smartest thing in the world, but Mr. Mathew did not own it. He took over the lease, because he did not want to lose the lease while he was making installments to purchase the restaurant. Mr. Mathew did not run it; they agreed outside the four corners of a piece of paper as to what was going to happen. Mr. Mathew would not have applied for a license the day after Mr. Brown applied for it, if there was some type of subterfuge going on. Mr. Mathew applied as he was making the last payment for the restaurant, because then he officially owned it.

Council Member Norman Garrett stated that he has discussed the matter with Mr. Brown and Mr. Mathew. He feels that Mr. Brown was being misleading and trying to falsify the books. He does not believe in holding one person accountable for what someone else has done. Mr. Garrett thinks they deserve the opportunity of a trial period to prove themselves legitimate. They should at least be given a beer and wine license, if not a liquor license.

Council Member Myoshia Crawford stated she agrees with Mr. Garrett, Mr. Mathew should not be held accountable for someone else's actions.

Council Member Ross Bradley questioned the new security, security firm, and hiring off-duty police officers to maintain order. He also questioned the type of family style restaurant that would require a security firm and off-duty officers.

Mr. Arora clarified the security firm would do an assessment of the lighting and check the security of the premises. The restaurant would basically be a glorified Applebee's, with possibly some live music on the weekends. There would be officers or security there if alcohol is served in the evenings, to make sure kids don't sneak in. They will also use a management firm to train the employees. They want to make it a place where families want to come.

Council Member Nathan Little discussed the points made by Mr. Dickinson. He stated that it could have been done by mistake or ill advisement, but by executing the contracts on that date and making any kind of payment effectuates the sale. He explained that per tax law it is a traditional installment sale, so the sale was executed on that date.

Mr. Garrett stated that a person can actually purchase a business with someone else running it for them to learn the business. They can take time to learn how to run the business, while in the process of buying the business. He stated he can understand signing an agreement with the intention of showing someone how to make money. He compared this situation to Mike Cash, someone bought the property and he was showing them how to make money from it. Mr. Garrett stated that he doesn't know whether they are cooking the books, but he doesn't think it was from Mr. Mathews.

Mr. Arora stated they provided all of these documents, including the lease, to be as transparent as possible. Mr. Mathew did not own the business legally or factually, even though he bought the place in December of 2016. The liability insurance was not his, he did not pay for the day-to-day things, and he did not take the tax benefit necessary for this year. Mr. Brown reapplied for the license, because he had not yet received the last payment. Mr. Mathew applied for the license after he made the last payment. Two people applying for the same license is what threw

the red flag up. Therefore, there was no subterfuge. Mr. Arora requested a six to eight month trial period, for either the liquor license or just the beer and wine license. The City could cancel the license after the trial period if they aren't happy. Mr. Mathew had a successful business previously without any problems.

Council Member Wayne Adcock questioned why Fuzions Monroe, LLC is not on the Secretary of the State's website as a corporation.

Mr. Arora answered that he can't explain that, but Mr. Mathew was planning to change the name. He explained that he was only brought in when the whole license fiasco came up. He has been working with Mr. Rosenthal concerning the information and City regulations. If Mr. Mathew can get the license, he wants to start from scratch. He will change the name and turn a page for this location.

Council Member Larry Bradley questioned the application for the license still being in the name of Fuzions, LLC, and if there is a legal entity named Fuzions, LLC.

Mr. Arora stated that he doesn't know where it is at this point. Mr. Brown initially put the license in the name of Fuzions. Mr. Mathew put it in as Fuzions, because that is what it was still named at that time. There has been nothing new filed, until the license issue is resolved. He stated the corporation name is Fuzions Monroe, LLC.

Council and Mr. Arora further discussed the legal and corporation name of the business.

Motion to approve the liquor license for one year. If they don't comply, or have the same types of problems, the City doesn't have to renew the license. To give them one year to bring things up to standard, and the City will monitor the police activity. If things are not changing, the license will be revoked at that time.

Motion by Garrett, seconded by Crawford.

Mr. Ross Bradley stated to his knowledge the liquor license is good through the end of the year.

City Attorney Paul Rosenthal clarified that is correct, the liquor license will expire on December 31, 2018. City Ordinances state all alcohol licenses are for a calendar year. The license would be granted for this calendar year. The concept of a review would come upon their renewal application for the 2019 license.

Mr. Ross Bradley stated he personally feels that the motion should be amended to a six-month period, through the end of the calendar year.

To amend the motion to a six-month period.

Motion by Garrett, seconded by Crawford.

Mr. Adcock requested to hear more about the private security, and hiring off-duty police officers. It can't just be the Monroe Police Department, because they have a whole City to patrol.

Mr. Arora stated it would be off-duty officers which they have had experience with previously. They have previously used Sandy Springs Atlanta off-duty officers. The typical going rate is around \$45 to \$50 dollars an hour for off-duty officers. The idea is to keep it local, assuming they get the extra job approved by the Chief. They would pay them for off-duty events, not while on tax payer money.

Mayor Howard questioned whether the Chief could handle this.

Chief Keith Glass answered they do off-duty events all the time in the City. He stated that Public Safety will provide what is need based on the decisions and action taken by Mayor and Council.

Mayor, Council, and City Attorney Paul Rosenthal discussed the motion, the amendment to the motion, the previous revocation of the license, the new application submitted, and the licensing fees.

MAYOR AND COUNCIL MEETING JUNE 12, 2018 6:00 P.M.

Mr. Rosenthal clarified the amended motion is to issue a spirituous liquor, and a beer and wine license for a period of time not to exceed six months with a review at that point, not for the calendar year.

Mr. Dickinson stated his concern about whether there actually is an LLC. The way the ordinance is written that information is required. The information must be provided whether the business is a partnership or a corporation. If it is a corporation, there are certain ownership interests which must be disclosed. If Mr. Mathew is going to be the applicant on behalf of that entity, there must be an entity.

Mr. Arora explained that Mr. Mathew states Fuzions Monroe, LLC has been filed with the Secretary of the State.

Mr. Little stated that at least a membership agreement for the LLC needs to be produced. A traditional LLC will be treated like a partnership, and those partners are responsible for all the actions of the LLC. He stated since this is for a liquor license, it needs to be connected to an individual. Mr. Little stated that producing the documents needs to be a condition of the consideration.

Mr. Arora requested 24 to 48 hours to get the documents emailed to Mr. Rosenthal. He stated that Mr. Mathew will be the sole owner of the business.

Council and Mr. Arora further discussed changes of the corporation and business names.

Mr. Rosenthal clarified the motion on the floor is to issue a spirituous liquor, and a beer and wine on-premise consumption license for Fuzions Monroe, LLC for a period not to exceed six months.

To amend the motion adding that approval be contingent upon the necessary documentation of the corporate name being provided.

Motion by L. Bradley, seconded by Little.

Mayor Howard stated the amended motion is to issue a liquor license for six months, for Fuzions Monroe, LLC, contingent upon the documentation showing their legal entity.

Passed Unanimously

V. NEW BUSINESS**1. Variance – 911 North Broad Street**

Applicant withdrew the request.

No Action.

2. Application – Beer & Wine Package Sales – Hotel-Motel In-Room Service – Sparrow Hill Inn

Council Member Dickinson recused himself and would not participate in the discussion or vote. There was still a quorum.

Mr. Tom Mayfield, owner of Sparrow Hill Inn, spoke for the application. He explained that his application is complete and in order.

To approve the application.

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

3. 2nd Reading – Speed Zone Ordinance

City Attorney Paul Rosenthal gave the second reading of the ordinance to amend the speed zone ordinance.

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

4. Approval – 2018 Community Work Program Update

To approve the EIP Community Work Program Update for the Comprehensive Plan.

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

5. Resolution – 2018 Community Work Program

To approve the resolution as presented.

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

6. Appointment – Library Board

To reappoint Peggy Leicht to a six (6) year term to expire July 1, 2024.

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

7. 2019 SPLOST Intergovernmental Agreement

City Administrator Logan Propes discussed the intergovernmental agreement. He explained it is a distribution agreement between Walton County and all of the municipalities within the county for the upcoming SPLOST, which is scheduled to be voted on in November. The SPLOST is anticipated to bring in \$60 million county-wide. He stated Monroe's percentage will be 15.4147% of the proceeds, of which 70% will be dedicated to Transportation, Drainage, and Sidewalks. The other 30% will be dedicated to Park Improvements. Mr. Propes explained it is a simple IGA that outlines how the money will be received and how the projects will be allocated.

Council Member Nathan Little questioned the distribution. He wanted to verify there is a clear straight forward formula, with no holding back. The money will be distributed in the portions agreed upon.

Mr. Propes stated there is a Tier II project for Radio Communications Equipment which will come off the top of the collections. The rest of the collections will then flow to all the cities.

Council Member Larry Bradley questioned the 70% Transportation and 30% Parks being part of this agreement, and whether the split commitment is shown for ballot purposes. He questioned the breakdown being required for the Intergovernmental Agreement. He stated the IGA specifies how the County will distribute the money to the various entities within the County. Therefore, he doesn't understand why Exhibit A is necessary as part of the agreement.

Mr. Propes answered that it is outlined as an exhibit within the agreement. He explained that Exhibit Schedule A outlines the estimated costs of the projects for each municipality and the county, which translates to approximately the 70/30 percentages. The Schedule A split will be on the election ballots.

Mr. Bradley expressed his belief that Council should be involved in discussing these amounts and be comfortable with the breakdown and divisions first.

Mayor Howard, Council, and Mr. Propes recapped previous discussions, meetings, and the retreat which the split percentages were discussed in detail.

Mr. Propes explained they are trying to frame it for the legally required advertisements and the ballot. This will show everyone what will be voted on, and how the money will be used, for full transparency.

City Attorney Paul Rosenthal explained that it is required legally. In order for this to be a joint SPLOST, there must be an IGA, and in order to get to the ballot, the usage of funds must be identified. The identification of funds can be described generally, as they are here for transportation, drainage, and sidewalk projects. He stated that Schedule A is a necessary requirement of the IGA, so that the County can then submit this information for a valid voter referendum at the November Elections. The City will be restricted to the expenses falling within those categories. He explained that an estimated \$6.1 million will be earmarked for Transportation, Drainage, and Sidewalks; and an estimated \$2.6 million will be earmarked for Parks Improvements. The City will be locked in for those projects for the 2019 SPLOST. Mr. Rosenthal stated the contract has been reviewed by his office and is in order.

To approve the 2019 SPLOST Intergovernmental Agreement as presented.

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

8. Approval – Council Chambers Update

Mr. Chris Bailey requested approval to contract with CEI Communications & Entertainment for the upgrade of audio and video. This will provide better audio for the Council, the department heads, and the audience. He explained there will also be some upgrades to the video features. The total cost of equipment and installation is \$20,249.78. He stated hopefully the upgrade will be completed by the August meeting.

To approve the CEI Communications & Entertainment contract to upgrade the council chambers' audio and video equipment for \$20,249.78.

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

9. Discussion – Highway 83 Development – Mazzawi Tract

City Administrator Logan Propes explained this has been referred from the Committee to Council. The property owner and their representatives are requesting sewer access on County Parcel #C1650058, which is 92.40-acres. The property is owned by the Mazzawi Trust, and is currently zoned County A1. He explained that for the privilege of City sewer service, there is a list of conditions to satisfy for an eventual development agreement on the tract. Mr. Propes stated there are roughly 14-items on the list: minimum square footage – 1,700 square feet one story home, 2,000 square feet for two story home; brick and/or rock on 50% of home fronts with 3 sides hardi-plank or fiber cement siding on the balance of the home; no steel or fiberglass front entry doors (front entry doors shall be wood or wood and glass); no vinyl on cornice or soffits; HOA will be required; professional landscaped, bermed buffer along Hwy 83 and entrance of development to include minimum 20 gallon cryptomeria; architectural shingles on all homes; minimum of 2 trees in yard with a minimum 2" diameter trunk and does not include evergreens; multi-use field shall be landscaped, and include pavilion with timbered frame and architectural shingled roof to match homes, and a playground; pool is zero entry and will be approximate to Junior Olympic in total size with adjoining splash pad area, pool area shall have a cabana and restrooms; natural walking trail system created in the greenspace areas; all grassed areas on dwelling lots shall be sodded with a minimum 20 feet of sod in rear of lot; sidewalks on each side of the road throughout development (4' width); and a development agreement for sewer services by the city shall be put in place upon Council approval of the above standards of the development and as also agreed upon by the developer and property owners.

Mr. Ben Doster, the property owner, stated the developer will be GDP Holdings. He explained that GDP represents Star Light Homes, which is a division of Ashton Woods, a top quality national builder. He explained that in the County they would not get the same density with the sewer; the development in front of Carver got 3.4 units per acre, and they would only get 1.8. He stated that the developer wants to change three of the discussed conditions. They would like to use all fiberglass doors, which will not dent. He explained Ashton Woods has a product that is 1,650 square feet heated space that is aimed at the senior market. They only want to commit 10% of the homes in the development to this square footage, rather than 1,700. The 10% would be roughly 18 to 20 homes. They would like to have a zero entry pool with splash pads, instead of a Junior Olympic size. The pool will be aimed for families and can be used by handicapped members; it will only be 4-feet deep and have water features for children. Mr. Doster stated the development will not only be using City sewer it will also be using City water, gas, cable, internet, and phone. The development will not be using City trash, police, or fire, and the road maintenance will be up to the County.

Council, staff, and Mr. Doster further discussed the conditions to satisfy the Development Agreement and the requested changes.

Mr. Doster stated they would also like to have a water table of either rock or brick on the fronts. It will be hardi-plank or fiber cement siding, similar to Breedlove Drive.

Mr. Propes clarified the condition changes: the minimum square footage will be 1,800 square feet for the one story home, and 2,200 square feet for the two story home; to match Walton County minimums with up to 10% of developed lots allowed as 1,650 square feet variance, if Walton County approves such variance; to allow fiberglass front entry doors; and to reduce the

size of pool to approximately 30,000 gallons, instead of the 50,000 gallon Junior Olympic size pool.

To approve the variance to the policy to allow the development located at Highway 83, County Parcel #C1650058, to connect to the City's sewer system with a gravity line, contingent upon signature of the Conditions to Satisfy for Development Agreement document, with the discussed changes, and pending approval by Walton County for the development. The amended list of conditions to satisfy the Development Agreement on the Hwy 83 Mazzawi Tract, County Parcel Number C1650058 are: minimum square footage – 1,800 square feet one story home, 2,200 square feet for two story home. (Must match Walton County minimums with up to 10% of developed lots allowed for 1,650 square feet variance if Walton County approves such variance); brick and/or rock on 50% of home fronts with 3 sides hardi-plank or fiber cement siding on the balance of the home. A water table may be substituted for a portion of the exterior finish (See Retreat at Mill Creek standards); fiberglass, wood, or wood and glass front entry doors allowable; no vinyl on cornice or soffits; HOA will be required; professional landscaped, bermed buffer along Hwy 83 and entrance of development to include minimum 20 gallon cryptomeria; architectural shingles on all homes; minimum of 2 trees in yard with a minimum 2" diameter trunk and does not include evergreens; multi-use field shall be landscaped, and include pavilion with timbered frame and architectural shingled roof to match homes, and a playground; pool is zero entry and will be minimum 30,000 gallons in total size with adjoining splash pad area, pool area shall have a cabana and restrooms; natural walking trail system created in the greenspace areas; all grassed areas on dwelling lots shall be sodded with a minimum 20 feet of sod in rear of lot; sidewalks on each side of the road throughout development (4' width); and a development agreement for sewer services by the city shall be put in place upon Council approval of the above standards of the development and as also agreed upon by the developer and property owners.

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

10. MEAG – Petition to Increase Bonding Capacity and Validation

City Administrator Logan Propes discussed the request from MEAG to approve the Answer and Acknowledgement of Service of Petition and Complaint for MEAG Power. He explained this increases the bonding capacity and validation of the bonds contained within the documents.

City Attorney Paul Rosenthal explained his office has reviewed the proposed filings as well as the proposed acknowledgement and answer. The documents are believed to be in order as drafted. He clarified that the documents have not been filed yet, due to timing. He stated that arranging the different participant cities within MEAG to get the documents approved is taking time. The approval should be made as a motion to approve the Petition and the Answer and Acknowledgement as drafted, subject to final review by City Attorney. He explained there may be further edits, but no substantive edits or changes.

To approve the Petition and Complaint for MEAG Power to increase bonding capacity and validation of said bonds in the Answers to the Court as drafted, subject to final review by City Attorney.

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

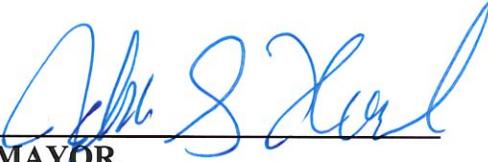
11. Approval – July Meeting Schedule

To cancel the July 3, 2018 scheduled Council Meeting.

*Motion by Garrett, seconded by R. Bradley.
Voting no: L. Bradley, Little.
Passed 5-2.*

VI. ADJOURN

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


MAYOR


CITY CLERK