

*(Postponed from September 12, 2017)*

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
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	Jimmy Richardson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

Staff Present: Jeremiah Still, Keith Glass, David Jahns, Doug Samples, Brian Thompson, Patrick Kelley

Visitors: Sadie Krawczyk, Chris Bailey, Beverly Harrison, Sharon Swanepoel, Lisa Anderson, Leigh Ann Walker, Lee Rowell, Todd Jackson, Neil Jackson, Cathy Halgat, Jay Halgat, Richard Hawk, David Dickinson, Jim Brown, John Howard, Heather Swanepoel, Damyn Swanepoel, Adriane Brown, Melanie Wilhoite, Libby Whitley, Andrea Gray, Joe Dixon, Mickey Lankford, Jonathan Stertzbach, Mandy Stertzbach, V. Israel, Amar Patel, George Baker III

# **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 Malcom.  
Passed Unanimously*

## **4. Approval of Consent Agenda**

- a. August 1, 2017 Council Minutes
- b. August 8, 2017 Council Minutes
- c. August 9, 2017 Airport Commission Minutes
- d. August 15, 2017 Planning Commission Minutes
- e. Approval – Ammons Bridge Road Culvert Repair – Approval of Intergovernmental Agreement with Walton County for the amount of \$11,425.00. (Recommended for Council approval by Public Works Committee September 5, 2017)
- f. Approval – Roof Repair at older Water Treatment Plant Building on Marable Street – To contract with Horizon Roofing for the amount of \$237,548.00. (Recommended for Council approval by Utilities Committee September 5, 2017)
- g. Purchase – Materials for Natural Gas Main Replacement – To purchase from Consolidated Pipe & Supply for \$18,923.25. (Recommended for Council approval by Utilities Committee September 5, 2017)
- h. Approval – Contracting Services for Natural Gas Main Replacement – To contract with Harrison & Harrison for the amount of \$143,800.01. (Recommended for Council approval by Utilities Committee September 5, 2017)

- i. Approval – Contracting Services for Natural Gas Main Reroute – To contract with D. Lance Souther for the amount of \$505,106.25. (Recommended for Council approval by Utilities Committee September 5, 2017)
- j. Approval – Additional Services & Expenses for Natural Gas Main Reroute – Approval for the amount of \$23,700.00. (Recommended for Council approval by Utilities Committee September 5, 2017)
- k. Purchase – Altec Model AT37G with 2017 Dodge Ram 5500 – To purchase from Altec Industries for the amount of \$97,876.00. (Recommended for Council approval by Utilities Committee September 5, 2017)
- l. Approval – CDBG 2018 Grant Administrator – Approval of agreement with Allen-Smith Consulting. (Recommended for Council approval by Utilities Committee September 5, 2017)
- m. Approval – CDBG 2018 Engineering Services – Approval of agreement with Hofstadter & Associates. (Recommended for Council approval by Utilities Committee September 5, 2017)
- n. Approval – Out of State Training – To send Fire Marshal R.J. Lott and Captain Jack Armstrong to the National Fire Academy in Emmitsburg, Maryland. (Recommended for Council approval by Public Safety Committee September 5, 2017)

To approve the consent agenda as presented.

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

## II. PUBLIC PRESENTATION

### 1. **Lisa Reynolds Anderson – Georgia Downtown Association – State Downtown Development Authority Board Member of the Year Award**

City Administrator Logan Propes recognized Lisa Reynolds Anderson for her outstanding work being Chairman of the Downtown Development Authority. She was recently awarded the Board Member of the Year Award by the Georgia Downtown Association.

Lisa Reynolds Anderson stated that she appreciates the opportunity to serve the City, and the confidence that has been given to her.

### 2. **Rinse Bath & Body – Georgia Downtown Association – Downtown Excellence-Best Small Business of the Year Award**

City Administrator Logan Propes recognized Rinse Bath & Body for being awarded the Downtown Excellence-Best Small Business of the Year Award from the Georgia Downtown Association. He thanked them for helping put downtown Monroe on the map; it is quite impressive.

Heather Swanepoel thanked the City for being such an amazing place to have a small business.

### 3. **Leigh Ann Walker, Main Street Coordinator – Georgia Downtown Association – Achieved Downtown Development Professional Certification**

City Administrator Logan Propes recognized and congratulated Leigh Ann Walker for receiving her Level 1 Certification as Downtown Development Professional. He stated that she does a lot of behind the scenes work to help propel the businesses in downtown.

Leigh Ann Walker thanked Council for allowing her to do what she loves.

### 4. **Cathy Halgat, Water Treatment Plant Laboratory Analyst – Elizabeth McEntire Award**

Mr. Doug Samples recognized Cathy Halgat for being awarded the Elizabeth McEntire Award, which is a life-time achievement award, from the Georgia Association of Water Professionals. Ms. Halgat is currently the Laboratory Analyst. She has been employed with the City for 15 years, and a member of the GAWP for 35 years. This award is given to individuals for their excellent achievement in the direct operation of water supply, water treatment, and water distribution systems.

Cathy Halgat thanked Council for the opportunity to work at the Water Treatment Plant. She stated that she enjoys her job, serving the community, and being part of the GAWP.

**5. Finance Department – GFOA Distinguished Budget Presentation Award**

City Administrator Logan Propes stated that the City received the Distinguished Budget Presentation Award again this year. He thanked the Finance Department for all their hard work, and gave a special thanks to David Jahns, Beth Thompson, and Debbie Crowe. Mr. Propes explained the budget pulls all of the numbers and technical details together for a cohesive document of everyday operations for the City.

**III. PUBLIC FORUM**

**1. Public Comments**

No one signed up for public comments.

**2. Public Hearing**

**a. Rezone / Annexation – 1050 Good Hope Road & 1054 Good Hope Road**

Mayor Greg Thompson stated the applicant requested that the item be tabled for 60-days. He explained if there was anyone that was not going to be at the November 14 meeting that wanted to speak concerning the project, they could speak after the motion.

Council Member Lee Malcom made a motion to table until November 14, 2017. Council Member Norman Garrett seconded the motion.

Council Member Malcom suggested hearing the concerns, even if the person will be able to attend the November 14 meeting.

Mayor Thompson stated the applicant should explain the project, and concerns could be heard afterward.

Attorney Andrea Gray, on behalf of Stone Creek Development, spoke in favor of the rezone. She gave a brief presentation of the project. She explained the annexation and rezone would consist of approximately 50 acres, for 138 high quality homes. There will be a limit of three houses per acre, which is the same density as the R-1 Zoning. The request for R-1A Zoning is only to allow flexibility of the lot sizes. Ms. Gray discussed the material upgrades for the homes, and there being a minimum of 32-feet between each of the houses. She stated the developer on the project to be Joe Dixon.

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

Jim Brown, of 472 Poplar Street, spoke against the rezone. He stated the density of the project to be a concern. He believes there will be safety issues having a school being directly across the street. Mr. Brown stated that his family owns approximately 180 acres, with no intention of selling. He stated his concern for having potentially 560 people living there, and what will happen should the houses not sell. He stated that he is one hundred percent opposed to the project, and requested Council to take that under advisement.

Jonathan Stertzbach, of 1090 Good Hope Road, spoke against the rezone. He stated he lives next door to the project, so it will impact him more than anyone. His family moved from Atlanta four years ago to get away from traffic, overcrowding, poor schools, and decreasing property values. He stated his concern for how the project will affect his wetland, hunting, and business. Mr. Stertzbach stated that he was required to get a permit to have his six Labrador dogs in the R-1A Zoning. He feels it preposterous that a permit for six dogs would be the same permit to allow the building of 138 houses. He discussed his concerns about low income housing, additional children for the schools, soil erosion, and conservation. He stated himself to be a capitalist, but feels that many houses to be extreme. He stated that he believes the project will decimate his property value, and requested for Council to find a better way.

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

To table until November 14, 2017.

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

#### IV. NEW BUSINESS

##### 1. Application – Beer & Wine Package Sales – The Market

To approve the application.

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

##### 2. Property Exchange Agreement

City Administrator Logan Propes discussed the agreement with AyeFour Development, Rowell Family Partnership, and Still Family Realty for a property exchange. The property is located at the end of Charlotte Rowell Boulevard. During the boulevard construction, there was a realignment of Double Springs Church Road where sections of roadbed and right-of-way were retained by the City of Monroe. He explained the objective ultimately is to “square-up” some of the parcels, so it can be a viable commercial section of land in that area. They will exchange 1.136 acres for the City’s 1.339 acres. This will allow the roadbed and utility lines to be moved by Mr. Rowell and his partners. Mr. Propes explained the agreement includes a performance bond requirement, and a 24-month timeline.

Council Member Larry Bradley questioned the property having been addressed previously.


Mr. Propes answered that the property was discussed several months ago. An agreement has finally been worked out with the land owners, which will benefit both parties. He believes this will be good for the City, and will allow further economic development in that area. The way the land sits currently, it can’t be developed due to the realignment.

To approve the Property Exchange Agreement with AyeFour Development, Inc., Rowell Family Partnership, LLLP, and Still Family Realty, LLC.

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

#### V. ADJOURN

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

  
MAYOR

  
CITY CLERK