

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
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

Staff Present: Danny Smith, Jeremiah Still, Keith Glass, Patrick Kelley

Visitors: Sadie Krawczyk, Beverly Harrison, Chris Bailey, Tyrone Oliver, Robert Orr, Courtney Orr, Larry Fussell, Rodney Etheredge, Bill Scott, Ned Butler, Jim Weidlinger

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 Malcom, seconded by Garrett.
Passed Unanimously*

4. Approval of Consent Agenda

- a. May 2, 2017 Council Minutes
- b. May 9, 2017 Council Minutes
- c. May 16, 2017 Council Minutes
- d. May 2, 2017 Executive Session Minutes
- e. May 9, 2017 Executive Session Minutes
- f. May 10, 2017 Airport Commission Minutes
- g. May 16, 2017 Planning Commission Minutes
- h. May 23, 2017 Historic Preservation Commission Minutes
- i. Transfer Station Emergency Purchase – Repair of the wall for the amount of \$21,220.19. (Recommended for Council approval by Public Works Committee June 6, 2017)
- j. Approval – Tires for John Deere Loader – Purchase of tires from SETCO for \$30,832.00. (Recommended for Council approval by Public Works Committee June 6, 2017)
- k. Approval – North Broad Street LCI Construction Management Contract – To contract with Keck & Wood with the amount not to exceed \$45,000.00. (Recommended for Council approval by Public Works Committee June 6, 2017)
- l. Approval – North Broad Street Right of Way Mowing, Maintenance, and Sidewalk Agreement – Approval of agreement with GDOT. (Recommended for Council approval by Public Works Committee June 6, 2017)
- m. Purchase – Ground Penetrating Radar – To purchase from C&S Solutions East for \$13,500.00. (Recommended for Council approval by Utilities Committee June 6, 2017)
- n. Approval – Windstream Relocation Agreement – To authorize agreement with Windstream. (Recommended for Council approval by Utilities Committee June 6, 2017)
- o. Approval – CDBG 2018 Grant Writing Agreement – Approval of agreement with Allen Smith Consulting for \$10,000.00. (Recommended for Council approval by Utilities Committee June 6, 2017)

- p. Approval – Highway 78 Jack and Bore – To contract with J&M Unique Septic Systems for \$44,800.00. (Recommended for Council approval by Utilities Committee June 6, 2017)
- q. Approval – Purchase and Installation of VFD – Purchase and installation from PRB Electronics for \$13,675.14. (Recommended for Council approval by Utilities Committee June 6, 2017)

To approve the consent agenda as presented.

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

II. PUBLIC PRESENTATIONS

1. Letter of Commendation

Chief Keith Glass recognized City of Social Circle Police Officer Robert Orr with a Letter of Commendation for his demonstration of the highest level of professional courage and selfless service by a Georgia Law Enforcement Professional. He explained that when Officer Orr was passing through Monroe he put his own safety at risk when he witnessed a citizen being attacked by large dogs. Officer Orr took immediate action to stop the vicious attack. His courageous action most likely saved the life of Mr. Tommy Lee Byrd. Chief Glass stated that Officer Orr's actions, courage, and devotion to serving others to be worthy of emulation by all. Chief Glass explained that his actions will qualify him for consideration of the Michael Etchison Award.

Mayor Thompson expressed his appreciation to Officer Orr for his actions.

III. PUBLIC FORUM

1. Public Comments

No one signed up for public comments.

2. Public Hearing

a. Variance – Legends Drive

Code Enforcement Officer Patrick Kelley presented the request for a zoning variance. He explained the applicant to be Reliant Homes, who is requesting a variance to reduce the front and rear setbacks on 8-lots on Legends Drive. They are also requesting reduction of the minimum square footage of a house on 4-lots. The property consists of a total of 1.898 acres and has 740.85 feet of road frontage on Legends Drive. The Code Office and Planning Commission recommend the request be approved. Mr. Kelley explained there was one recommended condition to secure 100% agreement of the property owners in the subdivision, which they have managed to acquire.

Mr. Ned Butler, with Reliant Homes, spoke in favor of the variance. He discussed the front, rear, and side setbacks. He explained that he met with each of the owners in the subdivision individually and went over the variance request, for which they have agreed. The subdivision covenants have been amended which also required all of the property owners' signatures. With the change in the covenants, the variance for minimum square footage is not required.

Mayor Thompson clarified that the house being built currently is not part of the variance request.

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

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

To approve the variance.

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

b. Variance – 2140 West Spring Street

Code Enforcement Officer Patrick Kelley presented the application for a variance to allow 35 parking spaces for the proposed Arby's, and a variance as relief from the required 60% lot coverage. He explained there would be an additional 10% lot coverage, or 16% variance from what is allowed. The property consists of a total of .86 acres and has 243.09 feet of road frontage on West Spring Street. The Code Office and Planning Commission recommend the request be approved.

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

Mr. Jim Weidlinger, with GPD Group representing Arby's, spoke in favor of the variance. He discussed Arby's minimum parking requirements. The store has 40 seats with twelve employees on a peak shift. In addition to the parking variance a more pervious pavement will be used because of the extra parking. Home Depot has already provided stormwater for the site; they have more than covered the additional runoff.

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

To approve the variance.

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

IV. NEW BUSINESS

1. Approval – Official Zoning Map

Code Enforcement Officer Patrick Kelley presented the proposed zoning map, which has been updated to include the annexations and rezones through April 11, 2017. He explained all the changes have been incorporated into the new map.

To approve the new Official Zoning Map.

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

2. Resolution – Comprehensive Plan Update

Code Enforcement Officer Patrick Kelley stated the City has historically been included in with the Walton County Comprehensive Plan. The City wants a plan which spells out projects, goals, strategies, strengths, and opportunities for improvement. He explained this plan update was made to meet that need, and is required in moving forward as a Certified Local Government.

City Administrator Logan Propes explained this was the first endeavor to have a Citywide Comprehensive Plan. He stated that Mr. Kelley has done a great job working on this with the Northeast Georgia Regional Commission. The plan will be a good tool to move forward with growth over the next several years.

To approve the resolution as presented.

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

3. 1st Reading – Airport Commission Ordinance Update

To table.

*Motion by Malcom, seconded by Bradley.
Voting no Crawford, Garrett.
Passed 5-2.*

4. Service Delivery Strategy Extension

City Administrator Logan Propes explained the extension of the Service Delivery Strategy with the County and the other Cities within Walton County has been necessitated by the update of the Comprehensive Plan. The new law triggers an automatic reauthorization of the SDS, since the update was approved. Mr. Propes stated the current SDS is due to expire on August 31, 2019; he recommends reauthorizing Form 5 of the DCA SDS Extension.

To approve the DCA Form 5: Certification for Extension of Existing SDS.

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

V. ADJOURN TO EXECUTIVE SESSION

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

RETURN TO REGULAR SESSION

To purchase the property known as 140 Blaine Street, consisting of 8.84 acres, from Walton Plaza Shopping Center, LLC for a total purchase price of \$1,500,000.00 under terms and conditions as follows: 100% Owner Financing, 3% Interest Rate, 20 Year Amortization, 120 Day Inspection Period with a "free-look" for the City, pursuant to an agreed upon Purchase and Sale Agreement to be drafted and approved by the City Attorney's Office.

Motion by Malcom, seconded by Bradley. Passed Unanimously.

VI. ADJOURN

Motion by Adcock, seconded by Crawford. Passed Unanimously.


MAYOR


CITY CLERK

The Mayor and Council met for an Executive Session.

Those Present:

- Greg Thompson
- Wayne Adcock
- Lee Malcom
- Myoshia Crawford
- Larry Bradley
- Norman Garrett
- Nathan Little
- Jimmy Richardson
- Logan Propes
- Debbie Kirk
- Russell Preston
- Paul Rosenthal
- Jesse Couch

- Mayor
- Vice-Mayor
- Council Member
- Council Member
- Council Member
- Council Member
- Council Member
- Council Member
- Council Member
- City Administrator
- City Clerk
- City Attorney
- City Attorney
- City Attorney

I. Approval of Agenda

II. Real Estate Issue (s)

1. Real Estate

Real estate matters were discussed, including attorney-client discussions.

III. Legal Issue (s)

1. Legal

Legal matters were discussed, including attorney-client discussions.

IV. Adjourn to Regular Session

Motion by Malcom, seconded by Adcock. Passed Unanimously.


MAYOR


CITY CLERK