

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
	Nathan Purvis	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Jimmy Richardson	Council Member
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

Those Absent:	Nathan Little	Council Member
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Staff Present: Keith Glass, Logan Propes, Brian Thompson, Patrick Kelley

Visitors: Sadie Krawczyk, Beverly Harrison, Chris Bailey, Patti Adams, Mary Felker, Andrew Malcom, Debbie Long, George Baker III, Den Webb, Michael Reese, Gloria Reese, Helen Hurdle, Jayne Sinclair, David Dickinson, Dick Hester, C. Felker, Randy Camp, Anne Smith, George Baker, Brian Krawczyk, Wade Seymour, Dave Dixon, Stephen Bales, Bryne Duren, Mandie Jones, Lawrence Quammen, Whit Holder, Krista Weyhrich, Glenda Sosebee, Terry Sosebee, Griffin Nix, James Draper III, Sarah Faircloth, Ashley Hollandsworth, Susanne Autry, Gabe Gomez, Sam Elliot, Hugh Williamson, Rick Holder, Peggy Seymour, Danny Huff, Shane Short, Bill Tunnell, Randy Vinson

I. CALL TO ORDER – GREG THOMPSON

1. Invocation

Mayor Thompson gave the invocation.

2. Roll Call

Mayor Thompson noted that Council Member Nathan Little was absent. 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. March 2, 2017 Council Minutes
- b. March 7, 2017 Council Minutes
- c. March 14, 2017 Council Minutes
- d. March 28, 2017 Council Minutes
- e. March 29, 2017 Council Minutes
- f. March 2, 2017 Executive Session Minutes
- g. March 7, 2017 Executive Session Minutes
- h. March 14, 2017 Executive Session Minutes
- i. March 28, 2017 Executive Session Minutes
- j. March 29, 2017 Executive Session Minutes
- k. March 21, 2017 Planning Commission Minutes
- l. March 28, 2017 Historic Preservation Commission Minutes
- m. GMA Lease Purchase – Approval of the lease purchase agreement for vehicles and equipment. (Recommended for Council approval by Finance Committee April 4, 2017)

- n. Community Center Amended Lease Agreement and Fee Schedule – Approval of agreement and fee schedule. (Recommended for Council approval by Finance Committee April 4, 2017)
- o. Approval – Surplus Items – Approval to surplus on GovDeals. (Recommended for Council approval by Utilities Committee April 4, 2017)

Removal of Item N. To approve the consent agenda as amended.

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

II. PUBLIC FORUM

1. Public Comments

No one signed up for public comments.

2. Public Hearing

a. Rezone – 506 South Broad Street, 700 South Broad Street, 709 Alcovy Street, 100 Walker Street, 129 Second Street, & 119 Second Street

Code Enforcement Officer Patrick Kelley presented the application for rezone of these properties from PRD to PRD Modifying Phase Three. The property will remain a PRD zoning, but they want to modify the third phase of the project to allow for a multifamily adult apartment development. Mr. Kelley stated the total acreage is approximately 130 acres. The property has 1,556.17 feet of road frontage on South Broad Street, 1,395.81 feet of road frontage on Barrett Street, 59.94 feet of road frontage on Boulevard, 1,950.28 feet of road frontage on Alcovy Street, 875.44 feet of road frontage on Second Street, 1,395.33 feet of road frontage on Walker Drive, 363.68 feet of road frontage on Walker Street, and 549.57 feet of road frontage on Mears Street. The Code Office and Planning Commission recommend the request be approved with recommended conditions. Mr. Kelley explained that it was not in the attached recommendation, but an additional condition would need to be added stating that the entrance street would not be attached to Boulevard.

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

Patti Adams, with Royal American Development, spoke in favor of the rezone. She gave a presentation of the proposed project. She stated they are requesting a zoning modification within the Mill District PRD which was previously approved last year. She explained the modification is to move the senior property of the development from the South end of the property to the North end. Ms. Adams discussed the background of their company, stating in 2016 they received the IREM Award. She also discussed the tax credit units and properties that they have in each state, and some of the required reporting compliances and requirements from each of the state agencies. She explained their long term goal for the Mill District is to begin the development of the infrastructure for single family homes. Ms. Adams discussed the details of the project, the different amenities, and how the project will enhance the character and economy in the area. She explained that they have been working with the neighbors on Boulevard to make sure they are happy with the site plan.

Mary Felker, the property owner, thanked everyone for all of their time and all the extra efforts they have made for the project. She stated that she appreciates the help and the support. Ms. Felker stated that she is looking forward to the project, and feels it will be a great beginning.

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

Council Member Norman Garrett made a motion to approve the project based on the work Ms. Felker has done on the project, as well as working with the residents on Boulevard. She made the effort to talk to the residents and has amended her project to accommodate them. He stated that to be very gracious of her.

Council Member Larry Bradley questioned the motion. He asked Council Member Garrett to include the condition about the street not going through to Boulevard in the motion, since it was not included on the list of recommended conditions.

Council Member Garrett stated that the condition and information was included in the project when it went before the Planning and Zoning Commission. He stated that to his knowledge, the street not going through to Boulevard was a part of the projects conditions for approval, due to it being part of the concerns from the residents.

Council Member Bradley stated that he understands that Ms. Felker has agreed to this condition with the project. He stated that he only wanted to make sure that the condition became part of the final product, since it was agreed upon after the list of conditions was submitted.

To approve the rezone.

*Motion by Garrett, seconded by Bradley.
Voting no Malcom.
Passed 6-1.*

b. Rezone – 600 South Broad Street

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from M-1 to PCD. Mr. Kelley stated the acreage is 15.9 acres. The property has 809.32 feet of road frontage on South Broad Street, 961.04 feet of road frontage on Second Street, and 685.66 feet of road frontage on Barrett Street. The request is for residential with some commercial. The Code Office and Planning Commission recommend the request be approved with recommended conditions. He emphasized the condition that the entrance will be developed concurrent with the project, since it is off of the property for the actual project.

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

Rick Holder, property owner, spoke in favor of the rezone. He explained that the property was purchased in 2011 with the intent to develop it. He would like to add a residential component to the current mixed-use development. Currently, there are fifteen businesses operating at the Mill, some with rented space and some with leased space. He stated that he wants to add places for people to live. Mr. Holder explained that One Street Residential will be handling the development of the project.

Randy Vinson explained himself to be a planner and developer. He stated that he helped to develop a mixed-use project in Covington, which is known as Clarks Grove. He explained that a mixed-use development lessens parking requirements, and would reduce some of the traffic impact. He stated that the request is to have three-story buildings, which will match the architecture of the Mill.

Bill Tunnell, with Tunnell-Spangler-Walsh & Associates (TSW), explained that he helped with the work on the original Livable Centers Initiative (LCI) Plan for Monroe in 2008. He discussed the LCI Plan and stated that part of that plan is to create a live, work, and play kind of environment. He explained that currently there are two driveways, which will be combined into one driveway to make it more accessible and more cohesive.

Dave Dixon, with One Street Residential, stated this residential plan will extend the vision for the Broad Street Corridor. He explained that the project will be a vibrant mixed-use development for active adult seniors.

James Draper III, of 3005 Highway 11, explained he is excited to see this project. He stated that he believes this project should have been done first, and the Felker project should be done next month. DCA would not have to choose between the two projects that way. He believes this project would be a catalyst in pushing the Felker project forward. Mr. Draper also stated that the Felker project should build cottages.

Jayne Sinclair, of 116 Mill Street, stated she loves the project. She stated that she believes the current rental properties will be sold and renovated by young people. She believes the Mill Village can be brought back to a better standard, such as it was when her grandmother was a young girl.

Ashley Hollandsworth, of 225 Boulevard, stated that her family loves the access to downtown Monroe. She feels the project will help her generation with having a closer community.

Helen Hurdle, of 120 Mill Street, explained she has lived there 11 years. She has several friends that are single, retired teachers who need a place like this to live, where they won't be run over by young people. She is excited and believes this will be a great asset for Monroe.

Randy Camp spoke against the rezone. He explained he is a life-long resident of Monroe, and loves the idea of making the Mill property a multi-use facility for senior adults. He likes both of the projects presented tonight, but has a real problem with the percentage of rental properties in the area. He expressed that 68% of the properties being rental is way too many for the community. He believes rental growth to be at a disproportionate level.

Randy Vinson stated that Covington faced a similar situation with rental property percentages, and they passed a similar tax credit for a senior apartment complex two blocks from the square. The complex was a vitalizing force for their downtown. The project triggered new purchases of substandard housing and owner-occupied housing.

Dave Dixon explained that since 2009, One Street Residential has been awarded eleven tax credits in Georgia. They have a large presence in the state of Georgia that will allow them to fulfill the vision of this project. He explained that with the tax credits, there is a debt substitution program. This program allows the tax credits to be used to raise additional equity which is used to lower the rent costs.

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

To approve the rezone.

*Motion by Garrett, seconded by Bradley.
Voting no Malcom.
Passed 6-1.*

c. Rezone – 410 Davis Street & 412 Davis Street

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from MH to PRD. Mr. Kelley stated the acreage is .344 and the property has 147.80 feet of road frontage on Davis 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. Brian Krawczyk, with Open Wells LLC and property owner, spoke in favor of the rezone. He explained they previously had three and a half acres of wooded area rezoned, and removed a blighted trailer park. This was rezoned to a planned residential district with the goal of increasing owner-occupancy in downtown. He explained that during the previous rezone they left a small parcel of approximately .3 acres out of the requested rezone. This small parcel included a cottage and an old bike shop. At that time, the old cottage was being renovated, and the bike shop was being used by the ministry. They would now like to rezone this remaining area, which includes the small cottage. The concrete building would be removed. The rezone will allow for three small cottage-style homes. Mr. Krawczyk explained that one of the cottages will become a home for a young couple that has recently relocated to Monroe.

David Dickinson, of 512 East Church Street, stated that he is against slum housing and is excited about the old housing around town being torn down. He requested Council to approve the rezone for the wonderful couple. He believes this will help to make Monroe a better place.

Gabe Gomez explained that he works as a general contractor and has been tearing the old houses down in town. He and his fiancé are the possible tenants for one of the cottages. They plan to build on one of the proposed lots, and are very excited about moving to Monroe.

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

To approve the rezone.

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

d. Variance – 412 Davis Street

Code Enforcement Officer Patrick Kelley presented the request for a zoning variance. He explained this variance is in conjunction with the previous rezone. The request is to allow a 552 square foot house in the PRD zoning. The structure shares a lot with 410 Davis Street. Mr. Kelley stated the existing block structure, which used to be the bike shop, will be removed. The Planning Commission and the Code Department recommend approval.

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

Mr. Brian Krawczyk, with Open Wells LLC, spoke in favor of the variance. He explained the bike shop was given to the Boys and Girls Club. He explained the cottage has already been renovated; they will simply be cleaning up and removing the block building.

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

To approve the variance.

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

e. Rezone – 221 Baker Street, 106 Olympian Way, 215 Baker Street, & Part of 237 Baker Street

Code Enforcement Officer Patrick Kelley presented the application for rezone of the property located at 221 Baker Street, 106 Olympian Way, 215 Baker Street, and Part of 237 Baker Street. The request is for rezone of the properties from B-1, P and R-1 to PRD. Mr. Kelley stated the property consists of 10.126 acres. The property has 633.46 feet of road frontage on West Spring Street, 99.65 feet of road frontage on Olympian Way, and 314.06 feet of road frontage on Baker Street. The request is to have multifamily homes. Mr. Kelley explained the previous recommendation from the Code Office was for approval, but considering some other factors the recommendation has been changed to denial of the project. He stated the denial is based on the project not meeting the requirements for PRD zoning. The property has less than the required 12 acres for PRD. There is no mention of any special circumstances related to topography which could allow the acreage to be reduced to ten acres; and the project does not include the multi-use function requirement for a planned district. Therefore, it is a multifamily project at this point. He explained that there were conditions listed that could still be considered during deliberation.

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

Den Webb, with Monroe Walton Properties, spoke in favor of the rezone. He explained that the staff recommendation has changed from approval to denial since the Planning and Zoning Commission Meeting, even though the application did not change. He stated that Council still has the option to approve the rezone, without an approval recommendation. Mr. Webb stated that the property was slated for redevelopment in the 2008 Redevelopment Plan. He discussed the project, the site plan, and the significant tree buffer. He explained that the owner has actively marketed the property for over ten years. The property has been with multiple listing services, and the only interest has been for multifamily housing. The property is located on a commercial corridor, but it is a corridor that has been struggling. There are a number of vacant and underutilized sites already available; it would not make sense to add any more. The area needs attractive, safe, and affordable housing. Mr. Webb discussed the building upgrades, the site features, and the extensive amenities. He explained that an alternative plan has been created since going before the Planning Commission and hearing their input. Mr. Webb stated that the project meets three of the primary requirements for PRD. He discussed how the property meets the size, shape, topography, green space, and a benefit to the community.

Mr. Kelley amended his report to include the standard reading that is required for the record.

Debbie Long, of 110 Olympian Way, agreed that a 68% rental rate within the City is too high. She feels as a homeowner that she is within the minority, which concerns her. She stated that within the City limits there are over fifteen apartment complexes that have vacancies, and 90% of Federal Housing is within the City. Ms. Long stated all the schools have had to be moved outside of the City to deal with desegregation and socioeconomic concerns. She stated that the downtown area is thriving, but she is concerned that smart growth strategies are not being incorporated for the growth and development.

Dick Hester, of 108 Olympian Way, stated his opposition for an apartment complex. He discussed there not being enough acreage for the property to be zoned as a PRD. He does not feel there are any topographical issues at the site that could be considered as special or unusual circumstances. Mr. Hester stated that if approved, the rezone would severely devalue all the surrounding properties.

Peggy Seymour, of 112 Olympian Way, stated that she has been a resident of Monroe for over 60 years. She stated that she is concerned about the degrading of her property that the apartments and traffic would cause. Ms. Seymour stated that her son and daughter also live on Olympian Way, and pleaded for Council not to approve the rezone.

Danny Huff, of 107 Olympian Way, stated that he disapproves of the project based on the density. He stated there would be about 80 people per acre, which is too many for that small of a space. Mr. Huff stated that he doesn't feel the project to be the best thing for the neighborhood. The people in the neighborhood are not transient, they are there for life.

Shane Short, with the Development Authority of Walton County, stated that he is a neutral party. He is neither for nor against the project. He explained that one of the largest employers within the City has expressed to him some concern about keeping employees, because the employees don't want to drive thirty to forty miles to get to work. They have stated that there is not enough affordable, quality rental housing in the community.

Den Webb answered that the project will consist of over ten acres, with a significant buffer. The buffer is much larger than is required. The buffer should have a positive impact, and provide visual and spatial separation between the proposed development and the other properties. Mr. Webb discussed the density and stated that the quantity of units are within the allowable boundary of code regulations. He stated that the site is a little more than ten acres, and can be approved for a PRD zoning with special or unusual circumstances. He explained that the lot is very oddly shaped, and they are willing to preserve the old tree growth located on the property. He stated that he had not seen an amended report from Mr. Kelley. He only has the report from four days ago which stated a recommendation of approval, but Mr. Kelley changed his opinion over the last couple of days. Mr. Webb stated that this property is not in the downtown area and not in an area that is thriving. He stated the development is consistent with the goals of the 2008 Redevelopment Plan, it is consistent with Public Policy, and it addresses concerns from one of the employers within in the City to have quality affordable housing within driving distance.

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

To deny the rezone.

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

f. North Lumpkin Street Conversion to One-Way

Finance Director Logan Propes discussed the potential of converting North Lumpkin Street to a one-way street, running north from East Spring Street to East Highland Avenue. He explained the dumpsters in the alley could be alleviated by creating a zone for them. The dumpsters could then be serviced without tearing up the infrastructure. The angled parking would provide a few more spaces. This would also allow for better streetscaping.

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 converting of North Lumpkin Street to a one-way street.

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

III. NEW BUSINESS**1. Application – Beer & Wine On-Premise Consumption – Shifters**

To approve the application.

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

2. Appointment – Historic Preservation Commission

To appoint Eric Edkin to a five (5) year term to expire May 1, 2022.

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

3. Media Relations Policy

Finance Director Logan Propes explained the intent of the policy is to formalize a set of guidelines so that City Employees know who may interact with the media with regard to media inquiries and through social media updates. He explained the policy is not meant to stifle communication with the media, but to ensure that information goes through the proper channels for timely and accurate information. Mr. Propes stated that Public Safety has their own existing media relations policy and procedure.

Council Member Norman Garrett questioned who has access to the social media sites for the City. He also questioned whether or not someone could post social media from their home.

Mr. Propes answered that Patrice Broughton is currently the only one who has access to media accounts for the City. He explained that the policy does not affect personal postings. This policy concerns official City communication, should the information be an official update on the City's behalf.

Council Member Larry Bradley questioned if the policy has any effect on Council Members.

City Attorney Paul Rosenthal answered this policy addresses employees; it does not address Elected Officials.

To approve the Media Relations Policy as presented.

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

4. Workplace Safety Policy

Finance Director Logan Propes discussed the comprehensive Workplace Safety Policy. This policy mirrors the guidelines and regulations from Occupational Safety and Health Administration (OSHA), which is found outside of governments. He explained that many of the departments already exceed these rules and guidelines for safety. The policy will be distributed to the Department Heads to ensure responsibility of training.

To approve the Workplace Safety Policy as presented.

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

5. Vehicles, Equipment, & Facility Maintenance Policy

Finance Director Logan Propes stated this to be an extension of the Safety Policy. This policy provides for the upkeep and preservation of all vehicles and equipment. This will help to keep the maintenance of items on a schedule to facilitate a well-kept appearance for all vehicles, equipment, and facilities.

To approve the Vehicles, Equipment, & Facility Maintenance Policy as presented.

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

6. City Council Policy of Procedures & Protocols

Finance Director Logan Propes explained that this policy is to formalize a basic set of procedures and protocols for how City Council operates regarding decision making, council goals, communications, council/staff relations, and confidential information. The purpose is to improve the efficiency and effectiveness of Council and staff for conducting City business.

Council Member Lee Malcom requested that Council Members be made aware, by either an email or a phone call, when mail is placed in their mail boxes.

To approve City Council Policy of Procedures & Protocols as presented.

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

IV. ADJOURN

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



MAYOR



CITY CLERK