

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
	Nathan Little	Council Member
	Jimmy Richardson	Council Member
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney

Staff Present: Danny Smith, Jeremiah Still, R.V. Watts, Bill Owens, Logan Propes, Brian Thompson, Kyle Hamby, Patrick Kelley

Visitors: Sadie Krawczyk, Sharon Swanepoel, Beverly Harrison, Chris Bailey, Cynthia Johnson, Hal Breedlove, John Bostwick, Tip Huynh, Lee Rowell, Mary Felker

**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 Richardson.  
Passed Unanimously*

**4. Approval of Consent Agenda**

- a. April 5, 2016 Council Minutes
- b. April 12, 2016 Council Minutes
- c. April 12, 2016 Executive Session Minutes
- d. April 13, 2016 Airport Commission Minutes
- e. April 19, 2016 Planning Commission Minutes
- f. April 26, 2016 Historic Preservation Commission Minutes
- g. Approval – Municipal Tax Digest and Collection Agreement – Approval of agreement. (Recommended for Council approval by Finance Committee May 3, 2016)
- h. Approval – Surplus Items – To surplus items on GovDeals. (Recommended for Council approval by Finance Committee May 3, 2016)
- i. Approval – Plastic Gas Line Installation – Harrison & Harrison to replace steel gas line with plastic gas line for \$90,350.00. (Recommended for Council approval by Utilities Committee May 3, 2016)

To approve the consent agenda as presented.

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

**II. PUBLIC FORUM****1. Public Comments**

Ms. Cynthia Johnson, of 506 Landers Street, stated that she wanted to follow up on her request from last month. She stated that the City put some grass seed out, but nothing further has been done. She would like a date for when all the other problems will be corrected. She was told that everything would be fixed to the same shape or better. She stated it to have been a month, and she hasn't heard from any Council Members.

City Attorney Paul Rosenthal gave a brief report, explaining that he and Mr. Middlebrooks are working on the issue. He explained there are some property line issues which must be addressed before moving any further. Surveyors will need to delineate the property lines in order to determine what issues are on her property and what issues are on the other property.

Ms. Johnson stated that she has been there for almost 40 years and has kept this property up during that entire time. She was still told that the problems would be corrected, and some of the things that were damaged on that property belonged to her.

Mayor Thompson stated that they are working on it.

**2. Public Hearing****a. Rezone – 506 South Broad Street**

Code Enforcement Officer Patrick Kelley presented the application for rezone of the property located at 506 South Broad Street, 700 South Broad Street, 709 Alcovy Street, 119 Second Street, 129 Second Street, and 100 Walker Street. The request for rezone of the properties from R-1 & M-1 to PRD. Mr. Kelley stated the property consists of approximately 130 acres. The project 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 request is for residential with some commercial. The Code Office and Planning Commission recommend the request be approved.

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

Ms. Mary Felker spoke in favor of the rezone. She explained that she is speaking on behalf of her husband Stephen Felker Jr., because he was unable to attend due to a broken leg. She discussed the project for enhancing Monroe's character and economy. She stated that the plan seeks to restore and revitalize by bringing new amenities and connectivity to the downtown area. She discussed the streets, alley ways, security, and housing. The plan is based on activities, added greenspace, and connectivity with sidewalks. Ms. Felker explained it would be somewhat of a reprieve from having to use an automobile for every type of service in our daily lives.

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

To approve the rezone.

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

**b. Variance for Sign – 1100 North Broad Street**

City Attorney Paul Rosenthal disclosed a conflict; he has a financial interest in this real property located off of North Broad Street. He explained that his office will not be able to provide any legal advice on this issue. If legal advice is needed it will be referred to other counsel.

Code Enforcement Officer Patrick Kelley presented the request from Alcovy Surveying & Engineering. He explained the variance is to allow for a wider driveway, to allow for maximum parking spaces along the road frontage, and a monument sign of 50 square feet. The Code Office and Planning Commission recommend approval.

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

Mr. John Bostwick, the owner of Bojangles, spoke in favor of the variance. He explained they have been working with the Code Department in an effort to make things acceptable.

Council Member Lee Malcom questioned the color of the restaurant signs at their other locations, whether they are bright yellow or white.

Mr. Bostwick answered that the others are yellow, but he has already had this one changed to white.

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

To approve the sign variance.

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

**c. Variance for Sign – 1557 South Broad Street**

Code Enforcement Officer Patrick Kelley presented the request for a sign variance for Horizon Real Estate Group. He explained the variance request is to use the existing pylon sign for their business. The Code Office recommends the request be approved with conditions: modify the structure to make it compliant and no longer a pylon sign, build in the open area underneath the sign with stone or brick, and limit the signage area to the 35 square feet which is allowed for a monument sign. Mr. Kelley explained an application came in today for a car dealership wanting to go on the same property, who will also need a sign. If the variance is granted to use the sign as is then it would be a non-conforming sign, and an additional sign would not be allowed on a parcel that already contains a non-conforming sign. Therefore, the other applicant could not have a sign until it was made to be conforming. He suggests the sign be approved to be used as modified to be conforming.

Council Member Larry Bradley asked for clarification on what would be required in order to make it a conforming sign.

Mr. Kelley stated the open area on each side, approximately two feet high, would need to be built down to the ground. The space would need to be filled in with stone or brick.

Council Member Bradley questioned if the issue could be fixed with shrubs or bushes.

Mr. Kelley explained it would only be a monument sign if the open area is filled in with stone or brick, otherwise, it would remain a non-conforming sign.

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 grant the sign variance with the condition the sign be made conformant.

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

**III. NEW BUSINESS**

**1. Approval – June and July Meeting Schedule**

To consolidate and combine the work session and regular meeting into one meeting on the first Tuesday of each month in June and July.

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

**2. Approval – Out of State Travel**

To allow Sadie Krawczyk to attend the NDC Economic Development Finance course in South Carolina.

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

**3. Approval – CDBG / RDF Grant Administrative Services**

To approve Allen-Smith Consulting as grant administrators for the 2016 RDF Grant.

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

Council Member Larry Bradley commended and congratulated Monroe Native Ron Stephens for being promoted from Colonel to General.

**IV. ADJOURN TO EXECUTIVE SESSION**

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

**RETURN TO REGULAR SESSION**

The amended motion was to end all stipends effective June 30, 2016.


*Motion by Garrett, seconded by Crawford.  
Voting yes were Bradley, Malcom, Purvis,  
Adcock, Richardson.  
Voting no were Little, Garrett, Crawford.  
Motion Passed 5-3.*

To retain the services of Ron Rabun as the Interim City Administrator on an independent contractor basis only for a contract term not to exceed 12 months, under terms and conditions to be agreed upon between the independent contractor and the City, for a monthly contract rate not to exceed \$10,000 a month, plus an auto allowance not to exceed \$500 per month, with a 60 day kick-out clause provision available to either party.

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

**V. ADJOURN**

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

  
MAYOR

  
CITY CLERK

The Mayor and Council met for an Executive Session.

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
	Nathan Little	Council Member
	Jimmy Richardson	Council Member
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney

Staff Present: Logan Propes

**I. Approval of Agenda**

**II. Personnel Issue(s)**

Personnel matters were discussed, including attorney-client discussions.

A motion was made to stop all stipends effective immediately.

*Motion by Garrett, seconded by Crawford.*

A motion was made to amend the previous motion, to make the effective date June 30, 2016.

*Motion by Bradley, seconded by Malcom.  
Voting yes were Bradley, Malcom, Purvis,  
Adcock, Little, Richardson.  
Voting no were Garrett, Crawford.*

The amended motion was then clarified to end all stipends effective June 30, 2016.

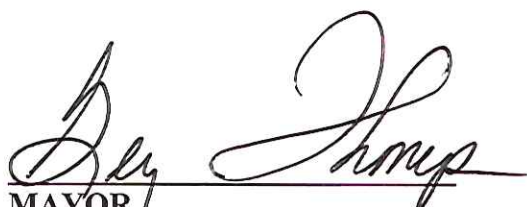
*Motion by Garrett, seconded by Crawford.  
Voting yes were Bradley, Malcom, Purvis,  
Adcock, Richardson.  
Voting no were Little, Garrett, Crawford.  
Motion Passed 5-3.*

Motion to retain the services of Ron Rabun as the Interim City Administrator on an independent contractor basis only for a contract term not to exceed 12 months, under terms and conditions to be agreed upon between the independent contractor and the City, for a monthly contract rate not to exceed \$10,000 a month, plus an auto allowance not to exceed \$500 per month, with a 60 day kick-out clause provision available to either party.

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

**III. Adjourn to Regular Session**

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

  
MAYOR

  
CITY CLERK