MAYOR AND COUNCIL MEETING APRIL 12, 2016 6:00 P.M.

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, Rodney Middlebrooks, Patrick Kelley

Visitors: Sadie Krawczyk, Sharon Swanepoel, Brittney Fitzpatrick, Beverly Harrison, Patrice Broughton, Chris Bailey, Natalie Geehr, Steve Brown, Susan Brown, Leigh Ann Walker, Joann Powers, Cynthia Johnson, Leslie McDowell, Chris Yancey, Lisa Anderson, Joey Welch

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 Adcock.
Passed Unanimously

4. Approval of Consent Agenda
- **a.** March 1, 2016 Council Minutes
- **b.** March 8, 2016 Council Minutes
- **c.** March 15, 2016 Council Minutes
- **d.** March 16, 2016 Council Minutes
- **e.** March 29, 2016 Council Minutes
- **f.** March 8, 2016 Executive Session Minutes
- **g.** March 15, 2016 Executive Session Minutes
- **h.** March 16, 2016 Executive Session Minutes
- **i.** March 29, 2016 Executive Session Minutes
- **j.** March 9, 2016 Airport Commission Minutes
- **k.** March 15, 2016 Planning Commission Minutes
- **l.** March 22, 2016 Historic Preservation Commission Minutes
- **m.** Approval – Automated Weather Observing System – Purchase and installation of the AWOS system for the amount of $5,984.70. (Recommended for Council approval by Airport Committee April 5, 2016)
- **n.** Acceptance of Airport Layout Plan – To sign and submit the ALP Update to GDOT. (Recommended for Council approval by Airport Committee April 5, 2016)
- **o.** Approval – Construction Contracts – To sign contracts with GDOT. (Recommended for Council approval by Airport Committee April 5, 2016)

p. Approval – Airport Consultant – To retain Barge, Waggoner, Sumner & Cannon as consultants. (Recommended for Council approval by Airport Committee April 5, 2016)
q. Approval – Purchase of Vehicle – To purchase from Courtesy Ford for $28,630.00. (Recommended for Council approval by Public Works Committee April 5, 2016)
r. Approval – Purchase of Transformer – To purchase from Gresco for $16,825.00. (Recommended for Council approval by Utilities Committee April 5, 2016)

To approve the consent agenda as presented.

Motion by Little, seconded by Adcock.
Passed Unanimously

II. PUBLIC PRESENTATION

1. Public Recognition – DDA Awards

Economic Development Specialist Sadie Krawcyzk stated that in March the Georgia Downtown Association held their conference in Athens. Ms. Krawcyzk explained that there are three tiers for the Georgia Downtown Development Professional and she has received the first tier. The DDA Board won the award for Excellence in Promotions for the Community Event Grant. They received a plaque and $500 which will go back into the grant program. She explained that Steve and Susan Brown received the Volunteer of the Year Award and recapped some of their involvement in the community. She thanked them for their part in preserving Monroe's history and being an important part of the Monroe Cultural & Heritage Museum.

III. PUBLIC FORUM

1. Public Comments

Ms. Cynthia Johnson, of 506 Landers Street, stated that about a year ago the City hired someone to install a new water line and some of her property was destroyed during the process. She stated that Mr. Rodney Middlebrooks would not see her or return any of her phone calls. She showed Council pictures of the damages. She discussed a list of items which she feels should either be repaired or replaced by the City.

Ms. JoAnn Powers, of 112 Williams Street, stated that she has lived in the City since 2005 without any complaints with the utility company until now. She explained that in December of 2015 and then again in March of 2016 she received two bills from the City within the same month. She stated there not to be any consistency with the billing periods. She questioned why the due date could not be moved by two or three days so there would not be two bills in the same month. She also wanted to know how the billing system has been changed so drastically.

2. Public Hearing

a. Rezone – 1035 East Spring Street

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from B-1 to R-1. Mr. Kelley stated the acreage is 3.40 and the property has 103.8 feet of road frontage on East Spring Street. The request is for the property to be rezoned as residential instead of commercial. The Code Office and Planning Commission recommend the request be denied, due to the future land use plan indicating the property should be commercial / retail.

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

Ms. Natalie Geehr, the property owner, spoke in favor of the rezone. She explained that the property is being used as residential. She has no plans to sale the property, so doesn't feel she should have to pay commercial rate taxes. Therefore, she is requesting the zoning be changed in order to lower the taxes.

Council Member Norman Garrett questioned if the future land use plan was the only reason Mr. Kelley felt the property should not be rezone as residential.

Mr. Kelley explained that there are multiple reasons for the recommendation which are all based on the criteria that is used for making all zoning decisions. The future land use plan is a big part of the recommendation, plus it is a commercial corridor.

Council Member Nathan Purvis questioned the reasoning for requesting the rezone.

Mr. Kelley stated that he believed seeking lower tax rates to be the reason for the request.

There was some discussion concerning residential and commercial tax rates and the recommendations which were made by the Code Office and the Planning Commission.

Mayor Thompson clarified that it is the job of the Council to approve or deny a rezone. The Code Office and Planning Commission simply make their recommendations using the Future Land Use Plan which was approved by prior Council Members. The recommendations are not based on taxes, they are based on how the land can serve the best use in the future.

Council Member Nathan Little questioned the changes that would need to be made in order to be in compliance if the property were rezoned.

Mr. Kelley explained that if the property is rezoned it will have to comply with the new zoning classifications in regards to building set-backs and criteria located in the zoning code. He stated that the two houses must be on their own lot.

City Attorney Paul Rosenthal explained that by changing the zoning classification there will no longer be a non-conforming or grandfathered status for the property. It would then be subject to current zoning code, which has more stringent standards. The property would require a subdivision of the two houses, all set-backs to be met, and the minimum square footage on both houses to be met. If certain requirements could not be met, then a variance would be required. He explained that once the property is divided there will be two separate tax bills instead of one.

Mayor Thompson questioned if she would like to continue with the rezone now or if she would like time to research further and get clear amounts for everything that will be required.

Ms. Geehr answered that she would like to continue with the rezone tonight.

City Attorney Rosenthal clarified that Council could approve the rezone subject to the property being brought into compliance with the existing R-1 Zoning. He suggests a time frame needs to be put on the condition. He explained that a variance can't be approved before one is requested, because there is no way of knowing what the requested variance would be. He stated that if Council would like, the item could be tabled, but that motion would need to take place after the public hearing has closed since the public hearing has already started.

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

To approve the rezone to R-1 with the stipulation that the property must be brought into compliance with all existing R-1 Zoning conditions within 90 days.

Motion by Garrett, seconded by Bradley.
Passed Unanimously

Council Member Larry Bradley stated he feels that the Planning and Zoning Commission and staff made the correct recommendation for the rezone to be denied, because the purpose of their function is to comply with the future land use plan. They did what they were supposed to do; which then leaves Council with the prerogative to make further changes. Therefore, he is in support of the rezone.

b. Rezone / Annexation – 0 Coggins Road

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from R-1 County to R-1 City. Mr. Kelley stated the acreage is 2.014 and the property has 223 feet of road frontage on Coggins Road. The proposed use is residential. The Code Office and Planning Commission recommend the request be approved.

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

Mr. Joey Welsh, with Reliant Homes, spoke in favor of the rezone. He explained this property coincides with the next property coming before Council for annexation. It is tied to a larger project, which will make it all contiguous.

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

To approve the rezone.

Motion by Little, seconded by Garrett.
Passed Unanimously.

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 annexation.

Motion by Bradley, seconded by Malcom.
Passed Unanimously.

c. Rezone / Annexation – 0 Michael Etchison Road

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from R-1 County to PRD City. Mr. Kelley stated the acreage is 192.15 and the property has 1841.296 feet of road frontage on Michael Etchison Road. The proposed use is for an active adult community. The Code Office and Planning Commission recommend the request be approved.

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

Mr. Joey Welsh, with Reliant Homes, spoke in favor of the rezone. He explained it will be an active adult community. It will be gated, private, and age appropriate. The project will be called Grand Haven for ages 55 and up. There will be 325 units with different amenities and a clubhouse. He explained that it will be developed in phases.

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

To approve the rezone.

Motion by Adcock, seconded by Garrett.
Passed Unanimously.

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 annexation.

Motion by Malcom, seconded by Little.
Passed Unanimously.

IV. NEW BUSINESS

1. Application – Spirituous Liquors and Beer & Wine On-Premise Consumption – Salamandras

To approve the application.

Motion by Bradley, seconded by Purvis.
Passed Unanimously

2. Appointment – Historic Preservation Commission

To reappoint John Lucas to a five (5) year term to expire May 1, 2021.

Motion by Bradley, seconded by Purvis.
Passed Unanimously.

3. Approval – 2016 Concert Series Contracts for DDA

To approve the execution of the 2016 Concert Series Contracts.

Motion by Malcom, seconded by Purvis.
Passed Unanimously.

4. Discussion / Approval – Development Agreement with Reliant Homes

City Attorney Paul Rosenthal explained the development agreement is essentially related to the annexations which were just approved to allow the active adult community. A sewer pump must be installed in order for that project to have sewer service. Reliant Homes will install a sewer system at their cost, which is designed by the city engineers. They will then give the City access to the system for all future connections. He explained that Hofstadter and Associates did all of the engineering, and the estimated bid for the installation of the sewer system is $1,015,637.90. The system will be built large enough for future capacity. There would need to be pump upgrades in the future, but it would give the City growth potential. In exchange, Reliant Homes will receive a future credit for sewer tap fees only, at the current rate of $3,000 for a single family residential rate. Mr. Rosenthal stated that if the draft agreement is approved, it needs to be subject to further revisions by his office, because they are still making some adjustments to the engineering mechanisms.

Council Member Larry Bradley questioned if the City would have access to the sewer system when it is complete or if the system would be deeded over to the City in exchange for the credit.

Mr. Rosenthal clarified that Mr. Bradley is correct the City would own the sewer lift station. Reliant Homes would also give the City any necessary sanitary sewer easements for future connectivity.

To approve the development agreement subject to further revisions by the City Attorney.

Motion by Bradley, seconded by Little.
Passed Unanimously.

V. ADJOURN TO EXECUTIVE SESSION

Motion by Malcom, seconded by Garrett.
Passed Unanimously.

VI. ADJOURN

Motion by Adcock, seconded by Garrett.
Passed Unanimously.

Ry Thomp
MAYOR

Debbie Kirk
CITY CLERK

MAYOR AND COUNCIL MEETING **APRIL 12, 2016** **6:00 P.M.**

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
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney

I. Approval of Agenda

II. Personnel Issue (s)
1. Personnel Matter
Personnel matters were discussed, including attorney-client discussions.

III. Adjourn to Regular Session

Motion by Adcock, seconded by Garrett.
Passed Unanimously.

Greg Thompson
MAYOR

Debbie Kirk
CITY CLERK