

1628

MAYOR AND COUNCIL MEETING

JANUARY 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
	Matthew Chancey	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney

Staff Present:

Danny Smith, Jeremiah Still, Keith Glass, Logan Propes, Brian Thompson, Rodney Middlebrooks, Patrick Kelley

Visitors:

Jim Brown, Riva Green, Lee Rowell, Derrill Perry, Ovais Afridi, Lydia Batchelor, Curtis Batchelor, Helen Crawford, Gloria Armour, Sridharan Krishnan, Sadie Krawczyk, Sharon Swanepoel, Beverly Harrison, Patrice Broughton, Chris Bailey, Lawrence Lyles, 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 Adcock, seconded by Little.
Passed Unanimously

4. Approval of Consent Agenda

- a. December 1, 2015 Council Minutes
- b. December 8, 2015 Council Minutes
- c. December 29, 2015 Council Minutes
- d. December 8, 2015 Executive Session Minutes
- e. December 29, 2015 Executive Session Minutes
- f. December 15, 2015 Planning Commission Minutes
- g. December 22, 2015 Historic Preservation Commission Minutes
- h. Purchase – Turnout Gear – To purchase from Bennett Fire Products with the amount not to exceed \$45,000. (Recommended for Council approval by Public Safety Committee January 5, 2016)
- i. Approval – Out of State Training – To send Fire Fighter Matt Johnston to the National Fire Academy in Emmitsburg, Maryland. (Recommended for Council approval by Public Safety Committee January 5, 2016)

To approve the consent agenda as presented.

Motion by Little, seconded by Bradley.
Passed Unanimously

II. PUBLIC FORUM

1. Public Comments

Mr. Jim Brown stated himself to be a concerned citizen and a resident of Monroe. He explained that he owns property next to the property which is being considered for rezone and annexation and stated his opposition. He explained that the police and fire departments would need to travel outside of the City in order to reach this piece of property from the entrance. He feels that this

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would not be in the best interests of the City. Mr. Brown explained that if this were to be approved at the requested density that he and his brother could request to build approximately 700 to 900 houses on the 180 acres where they are currently planting pine trees.

Reverend Riva Green stated October to be Domestic Violence Month, but domestic violence does not stop on October 31st. It goes on 365 days a year and more than three women a day are murdered due to domestic violence. She feels the rise of this issue should be publicized more. Businesses should advertise about the issue and Churches should minister concerning the issue.

2. Public Hearing**a. Rezone / Annexation – 389 Gene Bell Road & 0 Gene Bell Road**

Code Enforcement Officer Patrick Kelley presented the application for rezone and annexation of these properties from R-1 County to R-1A City. Mr. Kelley stated the total acreage is 32.08. The 389 Gene Bell Road acreage is 5.0 and the property has 300 feet of road frontage on Gene Bell Road. The 0 Gene Bell Road acreage is 27.08 and the property has 200 feet of road frontage on Gene Bell Road. The Code Office and Planning Commission recommend the request be approved.

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

Council Member Lee Malcom questioned the quantity of units per acre.

Mr. Kelley answered that it would be five units per acre at R-1A Zoning.

Mr. Derrill Perry, the property owner, spoke in favor of the rezone. He discussed the conceptual plan that Council had requested for the property. He explained that he bought the property with the intention of trying to develop it, but has been unable to do so with the flood plain area having changed. Mr. Perry also discussed the possibility of having conditions or restrictions applied to the rezone in order to satisfy some of the concerns.

Council Member Malcom questioned the plan proposal for the property being a private road development and being gated. She stated that would be a problem for the police and fire departments and it would also make the property owner responsible for maintaining the streets.

Mr. Perry stated that he would like to strike that information from the plan, regardless of the zoning on the property. He explained that it would not be a gated community. He also discussed the different zonings for the properties that are against the back of his property. Mr. Perry stated that he would only be able to get roughly 45 lots on the 32 acres of property.

Council Member Nathan Purvis questioned the minimum square footage allowed in the zoning which is being requested, because the plan shows 1,600 square feet per house.

Mr. Kelley stated the minimum square footage allowed in an R-1A Zoning would be 1,300 square feet.

Council Member Bradley questioned Mr. Perry about his goal for the property. He stated that he thought the goal was for him to sell the property not to develop it.

Mr. Perry answered that he would like to sell the property. These requirements and stipulations would be included in the contract if he were to get a buyer, but otherwise he might develop the property himself.

Council Member Purvis asked if Mr. Perry's goal is to get on the City's sewer system. He questioned if the property could not be sold with the premise that the sewer runs through the property and the buyer could apply for the rezone when there is an actual plan.

Mr. Perry stated that he does not currently have a buyer. The sewer system is the objective, but he feels that it would look better to a buyer if the property were already annexed into the City.

Council Member Bradley questioned Mr. Perry about his not wanting to have the property annexed to a zoning with less density which would still allow for sewer connections. Then the buyer could come back with specific plans for the development.

Mr. Perry explained that he does not believe that a buyer would be able to make it work for the amount of money needed with less density.

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

Council Member Bradley questioned if Mr. Brown's concerns during the Public Comments were in objection to this rezone.

Mayor Thompson stated that to be correct.

To deny the rezone.

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

To deny the annexation.

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

b. Zoning Ordinance Code Text Amendments

Code Enforcement Officer Patrick Kelley explained the purpose of this public hearing is to comply with Georgia zoning procedures law for the text amendment, but no action is required during the public hearing. It is to clear up some text and scrivener errors.

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.

No Action.

III. NEW BUSINESS

1. Application – Beer & Wine Package Sales – Alcovy Grocery

To approve the application.

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

2. Application – Beer & Wine Packages Sales – Chestnut Cupboard

To approve the application.

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

3. Request – Monroe Walton Properties Conditional Development Agreement

City Administrator Matthew Chancey discussed the request from Monroe Walton Properties to be released from the letters of credit from 2012. He stated the purpose was to insure that the sidewalks and street lights on Georgia Avenue would be installed at the time the property was developed, but now the property will not be developed.

Council Members discussed the time frame in which the sidewalk and street lights should be or should have been installed. They also discussed the lighting currently in place and whether it lights up the sidewalks and streets enough, or if more lighting is needed.

City Attorney Paul Rosenthal clarified that the agreement was in order to give Monroe Walton Properties some time. The time to allow them to put the sidewalks and street lights in when the property was being developed or within 33 months. After that time period passes, which it has already passed, the City now has the right to have the sidewalks and street lights installed and then charge the developer against the letters of credit for those installations. He explained that would be up to the City's purview in accordance to the terms of this agreement.

Mayor Thompson stated he feels the main concern to be there not being enough lighting installed currently for the sidewalks that are already in place. The sidewalks need to be lit up like they are supposed to be in order for the pedestrians to be able to see. He doesn't feel the other side of the street without sidewalks would be a problem.

Council Member Nathan Little stated his agreement, that no development on one side of the street does not alleviate the need for lighting on the side of the street where there is a sidewalk.

Mr. George Baker III stated there to be a permanent conservation easement on the entire property, so there will never be any development taking place on the property. He explained there would not be a need for sidewalks next to a field. He stated there to be ample light for the area coming from the Government Building and DFCS parking lots. Therefore, they are requesting that the sidewalk and street light requirements be waived and they be released from the letters of credit.

Mayor Thompson suggested the item be tabled so there can be a photometric study done to verify if street lights are needed where the existing sidewalks are located.

Mr. Brian Thompson stated he could have Gresco do a photometric study free of charge.

To table.

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

4. Discussion – Civil Air Patrol Lease Agreement

City Administrator Matthew Chancey discussed the request from the Civil Air Patrol to lease units 201 and 210 plus a small storage closet in the basement at the Church Street Community Center Building. He recommends approval of the lease agreement, and then to work diligently toward getting something setup for them at the airport.

Major Lawrence Lyles explained the history of the Civil Air Patrol. He stated that they meet every Tuesday evening from 7:00 to 9:00. They study Aerospace Education, they have a Cadet Program, and they study Emergency Services.

To approve the lease agreement with Civil Air Patrol.

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

5. Discussion – Development Agreements

City Administrator Matthew Chancey gave a brief update.

Mr. Lee Rowell gave a timeline on Project K, Store #768. He explained they are currently working on the road financing and the legals for the 70-acre development. The engineering proposal has been received. There will be an eight to twelve-week turn around based on the project itself, which would be around March or April of 2016. The preliminary design should be received in about six weeks, which will allow for discussion of any pending utility issues. The engineering for the sewer plans have already been completed and are pending review from the City. The contract bidding should start in April or May. The roads should start around June or July, ending around December of 2016. It is anticipated that Kroger will be acquiring the property in September or October pending the contract and then should be completed by the summer of 2017.

Mr. Chancey explained that with the development agreement the City will be committing to the 1.3 million dollar infrastructure project, once Kroger executes their side of the agreement. He stated there will be several exhibits to this agreement, because of it going back and forth between the City, the attorney, and the engineer.

No Action.

6. Approval – Main Street Program MOU

Economic Development Specialist Sadie Krawczyk explained the annual Memorandum of Understanding with the Georgia Department of Community Affairs allows the City of Monroe to remain being designated a Main Street Community.

To approve the Memorandum of Understanding with Georgia Department of Community Affairs for the Main Street Program.

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

7. Appointments (3) – Downtown Development Authority

To reappoint Mike Gray to a three (3) year term to expire December 31, 2018.

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

To reappoint Carolyn Yates to a three (3) year term to expire December 31, 2018.

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

To reappoint Charles Sanders to a three (3) year term to expire December 31, 2018.

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

8. Resolution – Open Records Officer

To approve the resolution as presented.

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

9. 1st Reading – Zoning Ordinance Code Text Amendments

City Attorney Paul Rosenthal presented the first reading of the ordinance.

IV. ADJOURN TO EXECUTIVE SESSION

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

RETURN TO REGULAR SESSION**1. Appoint – City Attorney**

To reappoint Preston & Malcom, P.C. as City Attorney for 2016.

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

2. Personnel

To accept the resignation of the current City Administrator W. Matthew Chancey effective March 18, 2016 and to retain the services of Tom Berry with Underwood & Company to begin the process of executive search for a City Administrator to fill the position vacated by Matthew Chancey.

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

V. ADJOURN

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


MAYOR
CITY CLERK

The Mayor and Council met for an Executive Session.

Those Present:

Greg Thompson
Wayne Adcock
Lee Malcom
Myoshia Crawford
Nathan Purvis
Larry Bradley
Norman Garrett
Nathan Little
Jimmy Richardson
Matthew Chancey
Debbie Kirk
Russell Preston
Paul Rosenthal

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

I. Approval of Agenda

II. Personnel Issue (s)

1. Appoint – City Attorney

Personnel matters were discussed, including attorney-client discussions.

2. Appoint – Municipal Court Judge

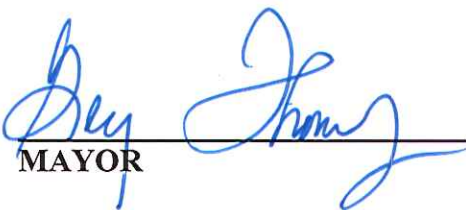
Personnel matters were discussed, including attorney-client discussions.

3. Personnel

Personnel matters were discussed, including attorney-client discussions.

III. Adjourn to Regular Session

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


MAYOR


CITY CLERK