

The Mayor and Council met for their regular meeting.

Those Present:	Greg Thompson	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Nathan Purvis	Council Member
	Larry Bradley	Council Member
	Rita Scott	Council Member
	Nathan Little	Council Member
	Jimmy Richardson	Council Member
	Matthew Chancey	City Administrator
	Renee Prather	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney
Absent:	Denise Dixon	Council Member
Staff Present:	Danny Smith, Jeremiah Still, Keith Glass, Rodney Middlebrooks, Brian Thompson, Patrick Kelley	
Visitors:	Dawn Clark, Patricia Green, Reverend Dan Toof, Steve Brown, Susan Brown, Janice Rowe, Pat Kamienski, Angela Yarman, Shamsun Naher, Sadie Krawczyk, Sharon Swanepoel, Brittney Fitzpatrick, Beverly Harrison, Debbie Kirk, Brian Krawczyk, Norman Garrett, Myoshia Crawford, Ron Cantrell, Patrick Graham, Gary Potter	

I. CALL TO ORDER – GREG THOMPSON

1. Invocation

Mayor Thompson gave the invocation.

2. Roll Call

Mayor Thompson noted that Council Member Denise Dixon was absent. There was a quorum.

3. Approval of Agenda

Delete Item – Item 2a. Rezone – 1035 East Spring Street under Public Hearing.

Delete Item – Item 5. Appointment – Historic Preservation Commission under New Business.

To approve the agenda as amended.

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

4. Approval of Consent Agenda

- a. September 1, 2015 Council Minutes
- b. September 8, 2015 Council Minutes
- c. September 22, 2015 Council Minutes
- d. September 24, 2015 Council Minutes
- e. September 29, 2015 Council Minutes
- f. September 22, 2015 Executive Session Minutes
- g. September 24, 2015 Executive Session Minutes
- h. September 29, 2015 Executive Session Minutes
- i. September 9, 2015 Airport Commission Minutes
- j. September 15, 2015 Planning Commission Minutes
- k. Approval – Purchasing Policy Revision – Approval of revision. (Recommended for Council approval by Finance Committee October 6, 2015)
- l. Approval – Purchase of International with Base Loader – To purchase from Petersen Industries for \$130,019.02. (Recommended for Council approval by Public Works Committee October 6, 2015)
- m. Approval – Repair of Aerial Sewer Main – Rutledge Crane Service to repair for \$27,750.00. (Recommended for Council approval by Utilities Committee October 6, 2015)

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- n. Approval – Purchase of Variable Frequency Drives for High Service Pumps – To have Tekwell replace drives for \$20,322.44. (Recommended for Council approval by Utilities Committee October 6, 2015)
- o. Discussion – Clubhouse Utilities – To have ECG do a survey requesting rates for HOA customers. (Recommended for Council approval by Utilities Committee October 6, 2015)
- p. Approval – Purchase of Vehicles – The purchase of two vehicles with amount not to exceed \$42,000.00 from surplus funds, insurance settlement, and seized funds. (Recommended for Council approval by Public Safety Committee October 6, 2015)

To approve the consent agenda as presented.

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

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

Mr. Dawn Clark stated that he pastors Rivers of Mercy Church in Monroe located at 714 Davis Street. He presented the idea of a police satellite or precinct at the corner of Lacy Street and Pine Park. He stated he has been able to secure the finances to cover the rental of the home located on that corner for one year. If the City and the Police Department would consider it the home could be used for this purpose. He feels there should be more police presence in this area, and possibly even some community policing as well.

2. Public Hearing**a. Rezone – 1035 East Spring Street**

Removed from agenda.

b. Zoning Variance – 1401 Alcovy Street

Code Enforcement Officer Patrick Kelley presented the request for a zoning variance. The request is to eliminate the sidewalk requirement for the site. Mr. Kelley explained that the Code Department recommends denial of the request.

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

Mr. Ron Cantrell, the designer and builder of the property, spoke in favor of the zoning variance. He explained that his company started the design for the church before the property was annexed into the City. It has been a long project because it has taken a long time for the church to raise the funds. He stated it would be a difficult and expensive task to install sidewalks due to topography. The shoulders of the road would have to be extended which would impact the surrounding trees. Mr. Cantrell stated the property to be eight tenths of a mile from the closest sidewalk, and almost two miles from the closest continuing sidewalk. He is requesting that the requirement be waived as was the recommendation of the Planning and Zoning Commission. It would be a hardship to the church trying to get the project completed.

Parishioner Patrick Graham stated that the granting of the variance could be done in a way that would not violate the intent of the ordinance or the code. He understands they were put in place to beautify and increase foot traffic within the City, but there would not be a significant amount of foot traffic due to the location of the church. He requested Council to consider the recommendation made by the Planning and Zoning Commission.

Mr. Pat Kamienski, of 824 Fairway Drive, spoke in support of the variance. He explained that he is not associated with the church, but he does live near the church. He stated that he understands that the Council put a lot of time into putting these ordinances together, but the church started their plans a long time ago. Their property is located at the end of the City, so they would not be jeopardizing the continuity of the sidewalks. He feels it will only create an unsafe and problematic situation. Mr. Kamienski requested the item be tabled until another solution could be worked out.

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Pastor Dan Toof, of 751 Country Club Drive, stated that he believes they have already helped to beautify the City by getting rid of all the privet that was located on the property. He explained it would cause extreme hardship for the church to pay for the sidewalk installation. He stated that the cedar trees which would need to be removed are between fifty and sixty years old and they are biblical. He questioned why they should be removed for a sidewalk that no one will use.

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

Mayor Thompson questioned there having been any other property owners with this same situation previously, and how they were handled by the City at that time.

Mr. Kelley answered that there are other similar situations. One option would be for the church to install an equivalent amount of sidewalk elsewhere within the City. The requirement is for the linear foot of the development either on their property or elsewhere in the City. He explained that there are several properties that have installed sidewalks elsewhere. The two Dollar Generals have sidewalks to nowhere. Dunkin Donuts and Burger King will each have a very short piece of sidewalk. Mr. Kelley stated that he has been studying the plans trying to find a way to work with the church to help mitigate their cost without forgoing the requirements. Forgoing the requirements would make it difficult to enforce later with any other developments. He has realized that some of their road frontage is in the County which will reduce the required amount slightly. Also, the plans show a five foot sidewalk requirement, but the requirement is actually for four feet. The ordinance has not been amended to require five feet. This would be a twenty percent reduction in the amount of sidewalk required, plus the part that is in the County would be deleted. Mr. Kelley stated he would also be happy to work with them for an alternate plan around the cedars. He explained that if they would grant the City an easement for maintenance, the sidewalk could go off the roadway and around the cedars.

Council Member Rita Scott questioned if any of these options were offered to the church prior to this meeting.

Mr. Kelley stated that other options were not discussed as of yet, because they basically wanted to be relieved of the burden of installing them at all.

Council Member Scott motioned to table the item so further options can be discussed with the church. Council Member Lee Malcom seconded the motion.

Council Member Wayne Adcock questioned that if Planning and Zoning's recommendation was to have them put the sidewalks in at the time the Master Plan reaches their property, how would the interest of the City be protected until that point.

City Attorney Paul Rosenthal answered that there would be a Performance Bond or Cash Collateral at the estimated cost of the installation.

Council Member Lee Malcom questioned what discussions for sidewalk requirements that took place during the planning stages of the project.

Mr. Kelley explained that the planning discussions took place about a year and a half ago and they were informed of the requirements at that time, prior to permitting.

To table the variance.

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

c. Variance for Sign – 426 West Highland Avenue

Council Member Purvis recused himself and left the room. There was still a quorum.

Code Enforcement Officer Patrick Kelley presented the request for a sign variance for Purvis Property Management. He explained the variance request is to allow a ground sign to be erected within the 50 foot right of way of West Highland Avenue. The variance request is for 7 feet within the right of way. The Code Office and Planning Commission recommend the request be approved with conditions: the owner of the property indemnify the City in regards to hazards in the right of way similar to the sidewalk display insurance required downtown, that the agreement receive the approval of any insurance and indemnification arrangement from the City Attorney

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of any structure in the right of way, and make clear that any right of way improvements which require relocation of the sign would be at the owner's expense.

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

Mr. Gary Potter, with Alcovy Signs, spoke in favor of the sign variance on behalf of Mr. Purvis. He clarified the reason for the requested variance is because of limited parking and the traffic circulation in the parking lot.

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

To grant the sign variance with conditions: the owner of the property indemnify the City in regards to hazards in the right of way similar to the sidewalk display insurance required downtown, that the agreement receive the approval of any insurance and indemnification arrangement from the City Attorney of any structure in the right of way, and make clear that any right of way improvements which require relocation of the sign would be at the owner's expense.

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

Council Member Purvis returned.

III. NEW BUSINESS**1. Application – Beer & Wine Package Sales – Citgo Food Mart**

To approve the application.

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

2. Request – “Monroe Georgia” Official Song

Ms. Susan Brown presented the song which was written by Wayne Shields many years ago as a tribute to Monroe. The song written about the town in which he lived and that he loved eventually became the theme song for the Girls Corps.

To approve “Monroe Georgia” as the official song of the City.

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

3. Appointment – Housing Authority

To reappoint Ms. Ruby Cooper to fill a five (5) year term to expire October 6, 2020.

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

4. Appointments (2) – Planning Commission

To appoint Kyle Harrison to a four (4) year term to expire September 1, 2019.

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

To reappoint Rosalind Parks to a four (4) year term to expire September 1, 2019.

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

5. Appointment – Historic Preservation Commission

Removed from agenda.

IV. ADJOURN

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


MAYOR


CITY CLERK