

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

Staff Present: Danny Smith, Jeremiah Still, Keith Glass, Rodney Middlebrooks, Brian Thompson, Patrick Kelley, Chris Bailey, Beverly Harrison, Sadie Krawczyk

Visitors: Sharon Swanepoel, Andrew Kenneson, Joy Wilson, John Argo, Lee Rowell, Foley Beach, Joe Gargas, Jeff Lott, Hope Reese, Kim Greenlee, Wes Kent, Tyrone Carrell, Clarise Carrell, Doug Guy, Wally Cox, Joyce Cox, Katie Downey, Jada Mukahanana, Nancy Moate, Marc Hammes, John Rowell

## I. CALL TO ORDER – JOHN HOWARD

### 1. Invocation

Archbishop Foley Beach, with the Holy Cross Anglican Church in Loganville, gave the invocation.

### 2. Roll Call

Mayor Howard noted that all Council Members were present. There was a quorum.

### 3. Approval of Agenda

To approve the agenda as presented.

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

### 4. Approval of Consent Agenda

- a. June 5, 2018 Council Minutes
- b. June 12, 2018 Council Minutes
- c. July 8, 2018 Council Minutes
- d. June 5, 2018 Executive Session Minutes
- e. July 8, 2018 Executive Session Minutes
- f. June 19, 2018 Planning Commission Minutes
- g. June 26, 2018 Historic Preservation Commission Minutes
- h. July 9, 2018 Historic Preservation Commission Minutes
- i. July 24, 2018 Historic Preservation Commission Minutes
- j. May 10, 2018 Downtown Development Authority Minutes
- k. June 21, 2018 Downtown Development Authority Minutes
- l. July 9, 2018 Downtown Development Authority Minutes
- m. May 10, 2018 Conventions and Visitors Bureau Minutes
- n. June 21, 2018 Conventions and Visitors Bureau Minutes
- o. City Hall Landscaping Rehabilitation Request – To approve of landscaping for an amount not to exceed \$34,189.00. (Recommended for Council approval by Finance Committee August 7, 2018)



## MAYOR AND COUNCIL MEETING

AUGUST 14, 2018

6:00 P.M.

- p. Airport East Apron Rehabilitation and Expansion Project – To accept Federal and State funding. (Recommended for Council approval by Airport Committee August 7, 2018)
- q. Airport East Apron Rehabilitation and Expansion Project – To award contract to ER Snell Contractor. (Recommended for Council approval by Airport Committee August 7, 2018)
- r. Airport West Apron Reroute Request – To contract with ER Snell Contractor for \$103,303.50 (Recommended for Council approval by Airport Committee August 7, 2018)
- s. Transportation Alternatives Program Grant Application – To approve the application for the grant. (Recommended for Council approval by Public Works Committee August 7, 2018)
- t. Secondary Telescoping Valves – To purchase two from Templeton & Associates for \$13,750.00. (Recommended for Council approval by Utilities Committee August 7, 2018)
- u. Primary Chain Clarifiers – To purchase from USA Roller Chain & Sprockets for \$11,628.00. (Recommended for Council approval by Utilities Committee August 7, 2018)
- v. Automatic Gas Feed System – To purchase from Water Treatment & Controls for \$13,165.00. (Recommended for Council approval by Utilities Committee August 7, 2018)
- w. Purchase – VON Test Equipment – To purchase from VON for \$21,534.00. (Recommended for Council approval by Utilities Committee August 7, 2018)
- x. Purchase – 3 Viper-ST Automated Switches – To purchase from Power Connections for \$54,423.00. (Recommended for Council approval by Utilities Committee August 7, 2018)
- y. Approval – Out of State Training – To allow Lt. Matt McClung to attend the Exterior Response to Active Shooter Events in Nashville, Tennessee, September 4 – 7, 2018. (Recommended for Council approval by Public Safety Committee August 7, 2018)
- z. Approval – Walton County School SRO Program Agreement – To approve contract for \$46,231.00. (Recommended for Council approval by Public Safety Committee August 7, 2018)
- aa. Approval – Walton County School SRO Program Agreement for Foothills Charter – To approve contract for \$24,600.00. (Recommended for Council approval by Public Safety Committee August 7, 2018)

To approve the consent agenda as presented.

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

## II. PUBLIC PRESENTATION

### 1. Monroe-Walton Center for the Arts

Mr. Joe Gargas, President of the Board of Directors for MWCA, gave a presentation. He stated that he is currently the Director of Exhibition Design at the Michael C. Carlos Museum at Emory in Atlanta. He discussed the Monroe Art Guild rebranding to Monroe-Walton Center for the Arts (MWCA), which began in 2015. He presented information on the recent history of MWCA, bringing the institution more into the community, and Monroe being the hub for all the arts in Walton County. Mr. Gargas stated there are classes for children, teens, adults, and life-long learners. They work to organize public field trips to the High Museum of Art in Atlanta. He stated they have creative writing, book readings, and poetry. They have on-going art and sculpture exhibitions inside and outside of the building. There is a creative gallery shop, and they try to fill the calendar with programs and lectures. MWCA offers over 500 classes throughout the year such as pottery, painting, weaving, glass art, sculpture, photography, and creative writing. Mr. Gargas discussed their email blast and face book followers. He discussed building community partnerships and working with the Savannah College of Arts & Design (SCAD) to provide scholarships to students. They have a partnership with small businesses for an Art MD Project to provide healing art kits to traumatized children. The kits can be distributed by EMTs, emergency rooms, and doctors to provide a creative outlet for healing change. He discussed community interest efforts and art inclusivity. He also discussed the support received from the City, patrons, sponsors, donations, grants, and limitations of the budget. He explained that Hope Reese is the only regular paid employee at MWCA and handles all of the everyday operations.

*No Action.*



**III. PUBLIC FORUM****1. Public Comments**

Ms. Joy Wilson stated that she is the founder of Dagrip and the slogan is Get Won. She stated it is about breaking the spell of ignorance within our community through literature, volunteer charity work, and entertainment. She discussed effective time management, constructive positive thinking, and specific actions. She stated this is her platform to build her business.

**2. Public Hearing****a. Variance – 615 East Church Street**

Code Enforcement Officer Patrick Kelley presented the request for a zoning variance. He explained the applicant Algin Investments LLC is requesting a variance of Article VII, Section 700.1 Table 11 of the Zoning Ordinance to build a 1,200 square foot house on the lot. The property consists of .68 acres, has approximately 254 feet of road frontage on Felker Street, and approximately 109 feet of road frontage on Church Street. Mr. Kelley explained the applicant wants to move a structure to a newly created parcel. The Code Office and the Planning Commission recommended the request be approved with conditions: subdivide the property into conforming lots, clarify the request to moving a structure rather than building a home, and understand that any house built on the created lot would have to conform to R1 Zoning standards in the instance that she could not move the existing structure.

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

Ginny VanOostrom-Willett, owner of Algin Investments, spoke in favor of the variance. She explained they have a ten-year history of revitalizing older homes within the historic district. Ms. Willett discussed some of the buildings they have done in Monroe and in Madison. She stated they want to take the house on South Madison Avenue and move it over to Church Street and Felker Street, which will keep the house from being destroyed.

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

*No Action.*

**b. Variance – 125 North Wayne Street**

Code Enforcement Officer Patrick Kelley presented the request for a zoning variance. He explained the applicant Andrew Williams is requesting a variance of Article VII, Section 700.2 Table 12, Article V, Section 520 Table 3; and Section 570.2 of the Zoning Ordinance. The property consists of .6 acres, and has approximately 126 feet of road frontage on North Wayne Street. He explained the proposed use is a commercial restaurant. The Code Office and the Planning Commission recommended the request be approved. Mr. Kelley stated the parking variance is recommended for approval due to the large number of public parking spaces available in close proximity to the subject property. The front setback variance is recommended for approval to encourage the expansion of the Central Business District design parameters to adjacent streets in order to expand our downtown design. The impervious surface variance is recommended for approval and may not be necessary, but is being applied for out of an abundance of caution due to efforts to comply with a net reduction of impervious surface on the property.

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

Mr. Andrew Williams spoke in favor of the variance. He stated they are very excited to begin the project, and feel it will be good to see downtown expand. They have engaged an architect out of Atlanta. He explained the parking will be behind and to the side of the building.

Mr. Wally Cox stated himself in favor of the variance.

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

*No Action.*



## IV. NEW BUSINESS

*Council Member David Dickinson recused himself.*

**1. Variance – 615 East Church Street**

To approve the variance with the stated conditions: subdivide the property into conforming lots, clarify the request to moving a structure rather than building a home, and understand that any house built on the created lot would have to conform to R1 Zoning standards.

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

*Council Member Ross Bradley recused himself.*

**2. Variance – 125 North Wayne Street**

To approve the variance.

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

**3. R1A Zoning Update**

City Administrator Logan Propes stated with the extension of the R1A Zoning moratorium last week he has asked Bob Smith to give Council an update. He explained that Mr. Smith will give a step-by-step update on the proposed changes and amendments for the R1A Zoning. He stated that modifications can be made moving forward, but this is the output since the first moratorium.

Mr. Bob Smith, with Smith Planning Group, gave an update on the Zoning Ordinance revision recommendations. They are trying to meet the goals and objectives of the Resolution passed by Council in February. He explained they are fixing standards in the R1A classifications which promote sprawl and require new construction that is antipathetical to the character of Monroe. The proposed modifications will promote a continuous street rid system, which will diminish traffic congestion, promote walkability, and create streets that are nice places to be and experience. The modifications will apply some minimum design standards to new structures, require open space in each new development, and discourage isolated and remote developments. They modified the lot dimensions and setback standards. Mr. Smith explained that with developments that have two acres or more, or five lots or more, the following requirements are recommended in lieu of minimum lot sizes: limit the length of a dead-end street to 500 feet; limit the number of lots accessed by the dead-end street to 19; the definition of a cul-de-sac will be modified; the code will encourage street extensions and encourage existing streets to be extended into the parcel being developed, which will encourage street connectivity; rear access alleys will be required for developments with lots of 6,000 square feet or less; a maximum block length of 600 feet will be required, unless an exception is justified due to topography or barriers; a minimum of 5% open space will be required on developments with a base density of 10 units or more; street trees will be required; sidewalks will be required on both sides of the street with a minimum width of five feet; vinyl and aluminum siding will be prohibited in new developments; design elements for developments that exceed 2.5 units per acre encourage architectural variety, transparency, and use of materials; a Homeowner's Association will be required in each new development; and a declaration must be filed with the City Attorney's office prior to the final plat approval.

*No Action.*

**4. 1<sup>st</sup> Reading – Soil, Erosion, Sedimentation, & Pollution Control Ordinance Amendment**  
City Attorney Paul Rosenthal presented the first reading of the ordinance.



**5. Appointments (5) – Airport Commission**

To appoint Virgil Williams Jr, Bill Scott, Dan Nugent, William Chapman, and Cy Nunnally to three (3) year terms to expire August 15, 2021.

*Motion by R. Bradley, seconded by Dickinson.  
Passed Unanimously.*

**6. MCImetro Pole Attachment Agreement**

Mr. Brian Thompson stated he had sent the additional information requested by Council Member Larry Bradley to all City Council Members regarding the Pole Attachment Agreements.

To approve the MCImetro Access Transmission Services Corporation Pole Attachment Agreement for future fiber construction.

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

**7. Uniti Fiber Pole Attachment Agreement**

To approve the Uniti Fiber Pole Attachment Agreement for future fiber construction.

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

**8. MOU – MAB American Management LLC, Rowell Family Partnership LLLP, and Jane J. Still**

City Administrator Logan Propes explained that over the past year he and staff have been working with MAB American Management LLC on how the City can help facilitate the development. He stated there are a small list of concessions from the City that will be beneficial to both parties. Mr. Propes would like to hear from Mr. John Argo on the MOU before getting into the specific details.

Mr. John Argo, a Development Partner with MAB American Management, discussed his company. He stated that Monroe has a great business climate, which is attracting investment. He explained that one of the essentials for any major development is infrastructure, primarily water, sewer, electric, gas, and the road system. They have been working with the City, County, and State to move the project forward. The retailers need assurance that the shopping center can be built as presented to them, which in part includes the infrastructure of the utilities. He stated that the MOU is an agreement between the developer and the City to do certain things at certain times, and he has been working with City staff and the City Attorney to develop the MOU. The goal is to make sure the utilities are ready and available for usage at the same time the shopping center opens. He explained the utility and road improvements have a fairly large lead time, which is the reason the project needs approval before construction can be started. Mr. Argo stated the company investment is in the magnitude of \$80 to \$100 million. Hopefully, they will be starting construction in the first quarter of 2019 and delivering the shopping center mid-year 2020. The second phase is the stores on the right side of the shopping center, which are slated to opening in 2021. He discussed consumers leaving the County for shopping, dining, and lodging and the revenue the project will bring to the community. The project will bring hotels, restaurants, retail, and an upscale chain grocery store. He stated that the emphasis has to be on infrastructure tonight, he can't give retail names yet. Mr. Argo stated the generation potential will be approximately \$100 million a year in sales, which translates to about three million dollars a year in sales tax revenue. There will be about 60 new businesses onsite. It is a public-private partnership that takes a lot of effort, and the City's participation is appreciated. He explained the project will come back to Council with the formal development agreement in a few months.

Council Member David Dickinson stated the project is a no brainer. Council has been talking about the development with the Rowell family for about 20 years.

To approve the Memorandum of Understanding with MAB American Management LLC, Rowell Family Partnership LLLP, and Jane J. Still.

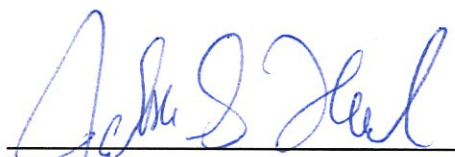
*Motion by Dickinson, seconded by R. Bradley.  
Passed Unanimously.*

## V. ADJOURN TO EXECUTIVE SESSION

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

## VI. ADJOURN

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

  
MAYOR  
CITY CLERK

The Mayor and Council met for an Executive Session.

## Those Present:

John Howard  
Wayne Adcock  
Lee Malcom  
Myoshia Crawford  
Ross Bradley  
Larry Bradley  
Norman Garrett  
Nathan Little  
David Dickinson  
Logan Propes  
Russell Preston  
Paul Rosenthal  
Jesse Couch

Mayor  
Vice-Mayor  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member  
City Administrator  
City Attorney  
City Attorney  
City Attorney

## I. Call to Order – John Howard

## 1. Roll Call

Mayor Howard noted that all Council Members were present. There was a quorum.


## II. Personnel Issue (s)

## 1. Personnel Matter

Personnel matters were discussed, including attorney-client discussions.

## III. Adjourn to Regular Session

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

  
MAYOR  
CITY CLERK