

The Mayor and Council met for their regular meeting.

Those Present:	Greg Thompson	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Denise Dixon	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

Staff Present: Danny Smith, Jeremiah Still, Keith Glass, Rodney Middlebrooks, Brian Thompson, Patrick Kelley

Visitors: George Baker III, Casey Craven, Chuck Young, George Baker, Steve Oexmann, Steve Long, Debbie Long, Melvin Knox, Edward Glaze, Andy Malcom, Kathy Zickert, Aretha Wright, Connie Battle, John Howard, Joe Phelps, Glen Money, Sadie Krawczyk, Micky Lankford, Raquel Willis, Arron Giles

I. CALL TO ORDER – GREG THOMPSON

1. Invocation

Council Member Denise Dixon 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 Adcock.
Passed Unanimously*

4. Approval of Consent Agenda

- a. April 1, 2014 Council Minutes
- b. April 8, 2014 Council Minutes
- c. April 15, 2014 Planning Commission Minutes
- d. May 1, 2014 Planning Commission Minutes
- e. April 14, 2014 Historic Preservation Commission Minutes
- f. April 22, 2014 Historic Preservation Commission Minutes
- g. 2015 Bravo Plan Design – To adopt plan design for 2015. (Recommended for Council approval by Finance Committee May 6, 2014)
- h. Approval – Purchase of Fire Hydrants – To purchase twenty-five hydrants from Consolidated Pipe & Supply for \$53,550.00. (Recommended for Council approval by Utilities Committee May 6, 2014)
- i. Approval – Vogtle Contract Amendment – Mayor to execute after review by City Attorney. (Recommended for Council approval by Utilities Committee May 6, 2014)
- j. Approval – South Broad Street Electric Equipment – To purchase for amount of \$19,365.00. (Recommended for Council approval by Utilities Committee May 6, 2014)
- k. Approval – MEAG Easement and Substation Deed – Approval pending City Attorney review. (Recommended for Council approval by Utilities Committee May 6, 2014)

- l. Approval – Purchase of Reclosers for 2014 CIP Projects – To purchase nine Versatech Reclosers from Tri-State Utility for \$47,385.00. (Recommended for Council approval by Utilities Committee May 6, 2014)
- m. Approval – Taser Axon Camera System – To purchase for the amount of \$25,400.59. (Recommended for Council approval by Public Safety Committee May 6, 2014)

To approve the consent agenda as presented.

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

II. PUBLIC FORUM

1. Public Comments

No one signed up for public comments.

2. Public Hearing

a. Rezone / Annexation – 0 Michael Etchison Road

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from I1 County to B-2 City. Mr. Kelley stated the acreage is 2.1376 with Lot #3 having 240.94 feet of road frontage and Lot #4 having 218.77 feet of road frontage on Michael Etchison Road. The proposed use is commercial. The Code Office and Planning Commission recommend the request be approved.

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

Mr. Joe Phelps, representing Dr. Baynham, spoke in favor of the rezone. There is a possibility of having a restaurant or medical building.

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

To approve the rezone.

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

b. Rezone – 221 Baker Street

Code Enforcement Officer Patrick Kelley reminded Council that they had remanded this item back to the Planning Commission due to them not having made a recommendation. He presented the application for rezone of this property from B-1/R-1 to PRD. Mr. Kelley stated the acreage is 8.5. The property has 111.45 feet of road frontage on Baker Street and 100 feet of road frontage on Olympian Way. The property will be used for multifamily rental homes. The Planning and Zoning Commission has not proffered any conditions or recommendations after meeting on the rezone a second time. Mr. Kelley stated that per the Zoning Ordinance, without a recommendation from Planning and Zoning, it would be brought before Mayor and Council as if the item were being recommended for approval. The Commission, staff, and stakeholders in the property have prepared some conditions, should Mayor and Council entertain a motion to rezone the property.

Council Member Rita Scott questioned why Planning and Zoning have been unable to make any recommendations for the rezone.

Mr. Kelley apologized, and stated that they have made an effort. They have also prepared some conditions which should have been considered in their deliberations and then brought forward as separate staff recommendations.

Council Member Little questioned a PRD Zoning requiring 10 acres minimum, with a recommendation from Planning and Zoning it could be down to 5 acres minimum, and how that relates to Council making the decision, since the acreage is 8.5.

Mr. Kelley explained that not having a recommendation from the Planning and Zoning Commission it would come to Council as if the rezone had been recommended to be approved.

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

Mr. George Baker III, the property owner, spoke in favor and in support of the rezone. There would be 64 units of apartments which would tie in well with the Town Center in that area.

Mr. Chuck Young, with Prestwick Development Company, discussed his company and the proposed project. The highest standard of commercial materials would be used on the project. Two of the items being offered with the zoning conditions are to provide a courtesy officer unit free of charge with no rent and three units will be offered with no income restrictions to facilitate getting some teachers living on the site.

Ms. Kathy Zickert, with the law firm of Smith Gambrell & Russell, spoke representing the property owner. She discussed the legal framework that surrounds the application. She discussed the City's Redevelopment Plan which was adopted in 2007 and expanded on in 2008. She stated the purpose of the plan was to expressly encourage the redevelopment of the less fortunate areas of the City, one of the ways being with state assisted financing programs for affordable housing. She stated that turning the project down, due to not wanting more apartments, would be contrary to what was determined with the Redevelopment Plan. Ms. Zickert also discussed the fourteen conditions recommended by staff.

Mr. John Howard, of 432 Walton Circle, stated himself to be on the Planning Commission. He stated that he has a vested interest in the success and betterment of this town. He feels the rezone would be fitting and in the best interest for the town in his opinion, and hopefully it would influence some of the run down rental houses to bring them up to specs. Mr. Howard explained that he made a motion for the property to be rezoned with the condition of the property having 8.5 acres at the Planning Commission Meeting, but the motion died for the lack of a second. The Chairman then asked for a motion to deny the rezone or a motion with additional conditions, but there were neither. Therefore the item died.

Rev. Glen Money, of 1561 Overlook Pass Road, explained that he has been the Pastor of First Baptist Church for the last 17 years. He encourages the adoption of the rezoning and this project, with the disclaimer of setting aside his friendships on both sides. He believes it would benefit the hard working people; nurses, bank tellers, paraprofessionals, and secretaries.

Mr. Steve Long, of 110 Olympian Way, spoke against the rezone. He stated that some concessions have been made, but he feels they have not gone far enough. He feels it would depreciate the homes in that area. Mr. Long requested Council to vote against the rezone.

Ms. Debbie Long, of 110 Olympian Way, stated herself to be a product of Walton County and a teacher for 41 years. She requested Council to look beyond today and tomorrow, to look farther down the road. Ms. Long stated that homes are needed for a tax base, rather than apartments.

Mr. Norman Garrett, of 1241 South Madison Avenue, stated Monroe to already be 65 to 75 percent rental properties. He requested Council to turn the rezone down. He believes Monroe needs home owners, not rental owners.

Mr. Andy Malcom questioned Mr. Patrick Kelley about the acreage and tract of land. He stated that a planned residential development does not fit; it is basically multifamily. Mr. Malcom also discussed the percentage of rental properties in the surrounding areas. He believes that Monroe currently has adequate housing for the citizens that require public assistance. He stated he fears that Monroe has become a destination for lower income people who need assistance.

Ms. Kathy Zickert stated that it bothers her that someone who owns the company that brokered the deal with Skyline Trace stands up and tells Council that this should not be approved. She stated either the projects are good deals or not. She stated everyone on Olympian way to be in support of the project, with the exception of the Long family. There is an application pending to convert a piece of property that is already zoned for multifamily, that they could use for the project. She stated that this is not a rental property that is a single family home; it is a rental property that is a commercial enterprise. The tax value anticipated for this project is 8.181 million over the course of the tax credit program, which is a substantial tax benefit for the City.

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

Council Member Scott questioned Pastor Money on where hourly wages are 12, 15, and 18 dollars an hour, where do the people go to get these jobs for those amounts.

Rev. Money stated he uses those figures loosely, because they fit within the parameters of the challenge around here. He explained that he is talking about LPNs, Techs, entry-level executives, and people just starting out from college.

Council Member Richardson stated this to be in his neighborhood, that he has been to three different meetings and has looked at it closely. He also stated that the people he has talked to in the neighborhood want the project. He thinks that with the conditions and suggestions, the item should be approved.

To approve the rezone with conditions.

*Motion by Richardson, seconded by Adcock.
Voting yes were Richardson, Adcock.
Voting no were Malcom, Dixon, Purvis, Bradley, Scott,
Little.
Motion Failed 2-6.*

Council Member Bradley explained he is very much for redevelopment and providing affordable housing, but he believes the concentration should be on home ownership for affordable housing. He stated he didn't appreciate the subtle hint that it would be an illegal vote, should the project be turned down. The new proposed zoning which will have a first reading tonight would require the project to have 12 acres. He stated that with the low acreage and the type of development it would be his intent to vote no on this project.

Council Member Malcom question Mr. Kelley on prior requests for multifamily housing going into a PRD Zoning.

Code Enforcement Officer Patrick Kelley explained that if the project fits completely in the R-2 Zoning then that is what the applicant would request for the rezone. The reason this project would require a PRD zoning is due to the request to have 16 unit buildings instead of 8 units.

Council Member Malcom stated she wanted it to go on record that she was the broker on Skyline Trace, and that she abstained from the vote. That project was placed on land which had been zoned multifamily for 20 years, and was in an area where multifamily housing already exists.

Motion to deny the rezone based on the fact the size of the acreage does not conform to the requirement of our PUD as it is currently written.

*Motion by Malcom, seconded by Bradley.
Voting yes were Malcom, Bradley, Dixon,
Purvis, Scott, Little.
Voting no were Richardson, Adcock.
Motion Passed 6-2.*

c. Zoning Ordinance Rewrite Draft with Sign and Corridor

City Attorney Paul Rosenthal stated that as part of rewriting the Zoning Ordinance it is required under the zoning procedures law to conduct a public hearing in regards to the requested plan rewrite of the Zoning Ordinance. This would be the public hearing for that rewrite of the Zoning Ordinance as properly advertised.

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. Resolution – Support of Greenhaven Terrace Apartments

Motion against reading the resolution of support.

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

2. Approval – Sculpture Project License Agreement

City Attorney Paul Rosenthal stated the contract to be in order.

Economic Development Specialist Sadie Krawczyk reviewed the agreement which would be a partnership with DDA and the Monroe Art Guild to do public original sculpture art throughout downtown. The request for the City is to allow permission of the sculptures to be placed on the provided sites, and assistance in construction of the concrete pads.

To approve the sculpture agreement.

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

3. Approval – Final Plat & Dedication of Streets – Retreat at Mill Creek

Code Enforcement Officer Patrick Kelley explained that this is to re-plat a previously platted subdivision and dedicate the streets and right of ways to public use from private, with some stipulations from the City Attorney's office.

City Attorney Paul Rosenthal explained that should Mayor and Council wish to accept these roads and approve the final plat, then any motion for approval should be made subject to the owners and developers of the property entering into an appropriate performance agreement / maintenance surety agreement for the purpose of finishing out the streets, sidewalks, etc. Mr. Rosenthal stated the agreement would need to be in an acceptable form for his office as well as the Code Enforcement office.

Mayor Thompson questioned if it would remain a gated community.

Mr. Kelley explained that it would no longer be a gated community, it would become public streets. The re-plat would also correct some encroachments on the right of ways from the original developer.

Council Member Bradley stated that some wording changes needed to be made as far as Monroe Utilities Network being changed to City of Monroe.

City Administrator Matthew Chancey explained that those changes could be made.

To approve the plat and street dedication as presented, contingent upon the developers of the property entering into an appropriate performance agreement / maintenance surety agreement for the purpose of finishing out the streets, sidewalks, etc.

*Motion by Bradley, seconded by Scott.
Abstaining: Malcom, Purvis
Passed.*

4. Discussion – Monroe Forward Initiative

Economic Development Specialist Sadie Krawczyk introduced the Economic Development Initiative named Monroe Forward. She discussed the differences between economic growth and economic development. The goal of Monroe Forward will be to plan for the future which emphasizes smart growth, quality of life, and exemplary service from the City.

No Action.

5. Discussion / Approval – Clinic Provider WORKsiteRx

City Administrator Matthew Chancey discussed the recommendation from staff to go with WORKsiteRx for Clinic Services. Eight proposals were received, three of which were interviewed; Clearview Regional Medical Center, Care ATC, and WORKsiteRx. He explained one of the biggest pluses would be the data sharing which is not being received with CareHere currently. The cost would basically remain the same. WORKsiteRx also has the quickest transition time, and are highly recommended. Some of the logistics of the transition are still being worked out for the contract, mainly keeping our providers; our PA, nurse, and MD. Mr. Chancey explained he is requesting approval of the contract with WORKsiteRx contingent upon City Attorney approval.

Finance Director Renee Prather clarified that the shared data, is data which is being shared with the City's insurance provider according to HIPPA rules, not data being shared with the City.

Approval of WORKsiteRX as clinic provider, contingent upon City Attorney approval of the contract.

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

6. 1st Reading – Buildings and Building Regulations Ordinance Amendment

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

7. 1st Reading – Business and Business Regulations Ordinance Amendment

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

8. 1st Reading – Property Maintenance Ordinance

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

9. 1st Reading – Zoning Ordinance Rewrite

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

IV. ADJOURN

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



MAYOR



CITY CLERK