



**Minutes
Forsyth Council Meeting
March 21, 2022**

Call to Order

Mayor Wilson called the meeting to order at 6:00 p.m.

Pledge of Allegiance, Invocation and Roll Call

Mayor Wilson led the Pledge of Allegiance. Mr. Lawrence gave the invocation. In attendance for the meeting was Mayor Eric Wilson, Councilmembers John Howard, Chris Hewett, Melvin Lawrence, Greg Goolsby, Julius Stroud, and Mike Dodd. Also in attendance was City Manager, Janice Hall, City Attorney, Bobby Melton and City Clerk, Regina Ivie. All members of council were in attendance therefore all unanimous votes will be six votes (Howard, Hewett, Lawrence, Goolsby, Stroud, and Dodd).

Approval of the Agenda

Mr. Goolsby offered a motion to approve the agenda as presented. Seconded by Mr. Stroud; the motion carried unanimously.

Approval of the Minutes from the council meeting on March 7, 2022.

Mr. Stroud offered a motion to approve the minutes as presented. Seconded by Mr. Hewett; the motion carried unanimously.

Public hearing to consider an application for a zoning variance request by Shayla Johnson at 438 Cabiness Rd.

Mr. Melton stated the application seeks a variance for parking for a takeout café at Town Creek Center. The notice was advertised in the Monroe Reporter on March 9, and 16, 2022. Planning and zoning recommended approval at their February 28, 2022, meeting if it remains a takeout only restaurant.

Mayor Wilson opened the public hearing in favor of or opposition to the proposed variance request. There being no comments for or against the variance request Mayor Wilson closed the public hearing.

Mr. Howard offered a motion to approve the zoning variance request as presented. Seconded by Mr. Dodd. After some discussion regarding the parking lot spaces the motion carried unanimously.

Convention & Visitors Bureau quarterly update – Gilda Stanbery

Ms. Stanbery provided an update on hotel-motel tax revenues for 2022 compared to 2021 and goals for the upcoming year.

Ms. Stanbery stated the Unity Sculpture project is in the process of being finalized. She encouraged members of council to begin planning the celebration for the city's bicentennial coming up in 2023.

Approval of a proposed ordinance for the alteration of the corporate boundaries of the City through annexation; approximately 35 acres, tax parcel 054 022A.

Mr. Melton stated the application is for annexation of 35 acres on Montpelier, tax parcel 054-022A; with zoning applied for as R3 – Moderate Density. Planning and zoning recommended approval at their December 30, 2021, meeting as R1 zoning. It was advertised in the Monroe Reporter January 19, 26, and February 2, 2022, for the council meeting on February 7th. A public hearing was held on February 7, 2022. The notice to Monroe County that's required under GA code was delivered by certified mail on February 11, 2022; as of today, Mr. Melton had not received a response.

Mayor Wilson stated that he received a letter today via email from the Monroe County Attorney, Ben Vaughn. The letter did not oppose the annexation but expressed their position, and what the County's request would be.

Mr. Ben Vaughn reviewed his letter regarding the concerns of the density of the zoning, and the lots that front on Montpelier Road. Mr. Vaughn stated that Monroe County does not oppose the annexation but were concerned about the density of the zoning, the number of homes on Montpelier Road. This proposes additional 56 homes with 10 of these lots fronting on Montpelier Road. He feels that the considering the width, and curve of the road it would be dangerous for those homes to front on Montpelier Road. Monroe County encouraged the city to adopt a less dense zoning classification like R-1 and to restrict the developer to use interior roads and not allow the developer to have lots that access directly onto Montpelier Road.

Mr. Gilbert stated this request is for annexation and R-3 zoning, not the design of the preliminary plat. He also stated the lots that front Montpelier Road could be reviewed and address any concerns about those. Mr. Gilbert further stated he would like to have R-3 zoning which is the same as across the street. However, R-3 zoning is three lots per acre; they will have over ten acres of green space. He's open to less than two units per acre; no intention to increase the density. The R-3 density is

important due to two creeks, and an existing sewer easement. The configuration of the property is a little irregular also. It's necessary to have some smaller lots due to the natural constraints of the land. Mr. Gilbert further stated he will commit to less than 2 lots per acre, we will get a preliminary site plan approved by the city.

Mr. Hewett offered a motion approve R-1 zoning, curb and gutters required, and no driveway entrances on Montpelier Road. Seconded by Mr. Stroud. After some discussion the motion carried unanimously.

Public hearing to consider for approval an ordinance to amend chapter 4 (Alcoholic Beverages).

Mr. Melton stated the ordinance requires payment of fees for approved license fees within a certain time frame. The ordinance also states that failure to timely pay all such fees will result in a revocation of any such license. The notice was advertised in the Monroe Reporter on March 9, and 16, 2022.

Mayor Wilson opened the public hearing in favor of or opposition to the proposed ordinance amendment. There being no comments for or against the proposed ordinance amendment Mayor Wilson closed the public hearing.

Mr. Stroud offered a motion to approve the ordinance as presented. Seconded by Mr. Hewett; the motion carried unanimously.

Approval of an application for the issuance of a temporary permit for the sale of alcoholic beverages; Old Mill Market on 4-9-22.

Mr. Goolsby offered a motion to approve a temporary permit for Old Mill Market on April 9, 2022, as requested. Seconded by Mr. Dodd; the motion carried unanimously.

Approval to serve alcohol at a private event at the American Legion Hall.

Ms. Hall reviewed the application of Eric Wilson for the American Legion Hall for a private event.

Mayor Pro-Tem Mike Dodd presided over the meeting for this agenda item.

Mr. Stroud offered a motion to approve the request as presented. Seconded by Mr. Hewett; the motion carried with five votes (Goolsby, Stroud, Lawrence, Howard, and Hewett).

Appointment to Downtown Development Authority Board.

Ms. Hall reviewed the recommendation from Frank Wilder, Main Street Coordinator indicating Ms. Nichole Brewer to be appointed to the Downtown Development Authority Board. Ms. Amy Knight is unable to attend the meetings.

Mr. Goolsby offered a motion to appoint Ms. Brewer to the Downtown Development Authority Board. Seconded by Mr. Hewett; the motion carried unanimously.

Approval of police department policies and personnel policy.

Ms. Hall reviewed updates to the police department take home vehicle policy as it relates to extra duty assignments. With adoption of that policy the city's personnel policy will need to be updated also.

Mr. Dodd offered a motion to approve the policies as presented. Seconded by Mr. Hewett; the motion carried unanimously.

Approval of end of year budget adjustments.

Ms. Hall reviewed the budget adjustments necessary to balance the general fund.

Mr. Hewett offered a motion to approve the budget adjustments. Seconded by Mr. Lawrence; the motion carried unanimously.

Approval for Monroe County Reporter to hold candidate debate in council chambers April 28 at 6:00 p.m.

Mr. Goolsby offered a motion to approve the request as presented. Seconded by Mr. Stroud; after some discussion the motion carried with five votes (Goolsby, Dodd, Lawrence, Howard, and Hewett).

Approval of street closures for Summer Concert Series.

Mr. Goolsby offered a motion to approve the street closures for the summer concert series as presented. Seconded by Mr. Hewett; the motion carried unanimously.

Approval of Requisitions Greater than \$5,000

Ace Pole Company - \$6,744.00

Stuart C. Irby Co. - \$9,540.00

Mr. Dodd offered a motion to approve the requisitions as presented. Seconded by Mr. Hewett; the motion carried unanimously.

City Manager's Report

Ms. Hall provided the following report:

- Request for Proposal for park equipment to include playground equipment, adult exercise equipment, ground covering under play areas, bleachers and covering for bleachers, and covering for playground. Bids due in by April 22. Time permitting, will review overall Park Plan
- Several meetings with Davenport to finalize the refinance/loan project for City Hall building and Park Plan. Would like to have work session to review their presentation. It is a lot of information to go over, and we feel would be better to review in a work session to provide feedback to them and then make full presentation at a council meeting.
- Continue to work through the process on the blighted properties. Reduced to 15 that are truly abandoned that appear to need to be demolished. Need appraiser and inspector to provide documentation on structures for court proceedings.
 - o Request permission to negotiate and hire appraiser, inspector, and other professionals needed for moving forward with process.

Mr. Stroud offered a motion to approve the hiring of necessary professionals to work on the blighted projects within the city. Seconded by Mr. Hewett; the motion carried unanimously.

- Chief Herndon had his first site review for Soil & Erosion LIA. We will have the documentation review on Wednesday, then the auditing group will return in 6 months to have the same reviews. Once those completed, will know if we passed all criteria to review and issue land disturbance permits.
- Chief Herndon does have a couple of projects that have S&E issues, but the contractors are working to correct those to avoid citations.
- Repaired a manhole on George Street that was not level with the roadway and had caused damage to a wheelchair. Worked with county to make sure they were okay with and approved of work we were doing since this was in a county road but our manhole.
- Large sink hole/pothole at intersection of Brittan and Virginia Streets. PW patched couple weeks back but returned. Had Davis Plumbing video the sewer line in the area to make sure not cause of the sink hole but line is in good shape. PW will dig out to determine cause of sink hole. Area is covered with plate until they can get this repaired.
- PF Moon has begun the work at the plant on Filter #5; the filter has been demolished and is no longer in service, media should be delivered soon to get that filter back up and running. Once #5 is up and running will do same to Filter #6. This is one of the projects that Carl Hofstadter reviewed at last council meeting.
- Continue to work with citizens in the Sunset, Brookwood, Union Hill areas on the CDBG survey letters and working with Hofstadter to get hydrant flow data and pictures of problem areas. Regional Commission would like to hold the public hearing for approval of the CDBG application during the April 4 Council meeting and then approval of the Resolution to submit the CDBG application during the April 18 Council meeting.
- All journal entries will be in by March 25 so Regina can close out 2021. Mauldin & Jenkins will then begin their audit.
- Traffic signal is installed at intersection of Harold G Clarke Parkway and Patrol Road. QuikTrip paid to have signal installed, City will absorb cost of electricity as we do for all other traffic signals in City.
- Working with Regional Commission to create new job description and reviewing several other job descriptions to ensure we have them in the correct Pay Classification.
- GEC has worked with us for 15 years monitoring the closed landfill. We have not had a price increase for their services since 2017; however, they have notified me that they will be submitted a revised agreement with the price increases. Once I have received their revised agreement, I will bring that back to Council for acceptance.
- The main topic of the March I75 Central Corridor Coalition meeting was dues. An increase of dues was approved, and we should receive that invoice along with a review of what the I75 Central Corridor Coalition has been able to accomplish. Our dues will increase from \$500 to \$1000 if Council approves the increase when invoice is received.
- Waste Management will return April 4 to review the status of the action plan they presented during the January 18 Council meeting. Over last 30 days, we have 19 work orders for missed pickups and again the majority of those are for recycling. I am gathering information for your review as to our cost for the garbage and debris pickup services versus revenues collected and what it would cost for us to take that service back inhouse.
- Carlos will be here this weekend to work at Splashpad. Barring no issues, we will have Splashpad open during Spring Break.
- Working with surveyor to have survey done on the sewer line that we installed on Highway 83 N at Frontage Road. Property owner notified us through his attorney that we encroached on his property. Could not readily locate recorded easement, so having line surveyed. Cost estimate is less than \$2,000.

- Working with same property owner and attorney regarding Rutland Road status as development never started. Will provide additional information as we work through that issue.
- Chamber hires Adams Pressure Washing to pressure wash sidewalks along with street areas where food vendors setup for Forsythia Festival. We hired him to pressure wash the other two sides of the square and will determine if we need to add polymer sand back to the pavers as it appears several areas have washed out over the years.
- Would like to begin process of deeding buildings to Main Street to market and rent. Need to do better job of both and most other cities handle through their Main Street as they are 501(c)3. Would need to include clause to not sell any property without council approval and use of Welcome Center downstairs for court days.
 - Mr. Stroud offered a motion to begin transferring deeds of city owned buildings to Main Street. Seconded by Mr. Hewett; the motion carried unanimously.
- Waiting on status of projects from Hofstadter for status of:
 - o parking and one-way streets on Harris and Kimball Streets
 - o 4-way stops at all 4 intersections of Kimball and Harris with Johnston and Adams with raised crosswalks at each crossing
 - o stair removal on Johnston Street at TPO
 - o widening and resurfacing of Montpelier Road
 - o how best to proceed with LMIG since Adams Street was included for 2022
 - o alternative to project at Welcome Center to control water flow
 - o specs and bid documents to replace sewer line from Highway 41 to SWWTP

Planning & Zoning

- Public hearing for temporary sign variance is being advertised for April 4 council meeting. Request comes from George Emami for temporary signage at proposed development on Highway 41/Thornton Road.
- March 28 P&Z will hear variance request for personal care type home facility at 139 Blount Street

Park Plan review

- LWCF grant awarded \$500,000; application for \$1.2 million; our cost \$700,000. Currently \$2,000 short of \$1.2 million in Special Project Fund.
- Application included amphitheater, parking area, entry off Ensign, covered basketball court, and a pavilion beside Splashpad.
- Council approved additional projects at Country Club and Kynette Parks
- Green highlighted is LWCF grant; yellow is complete with Special Projects Funds; and blue is additional approved by Council
- Overview of TSW recommendation for Country Club Park
- Additional projects approved by council for funding from Special Projects Fund
- Overview of TSW recommendation for Kynette Park
- Blue highlighted is additional project approved by council – this will include replacing the bleachers and adding covering over the bleachers and the playground area.
- TSW recommendation for Park Circle Park – recently applied for but not awarded Recreational Trails Grant for this park.
- TSW recommendation for Lee Street Park – mainly signage and possibly enlarging the storage room.
- TSW recommendation for Hill Street Park – remove the playground equipment and replace basketball court
- TSW recommendation for Milledge Circle Park – install additional playground equipment to replace the playground equipment removed from Hill Street Park

City Attorney Report

Mr. Melton stated the notice is currently being advertised for CastleView Development for the April 4, 2022 meeting.

Mayor's Report

Mayor Wilson stated that he and councilmembers Mr. Dodd, Mr. Hewett, and Mr. Stroud attended cross over day at the capital on Tuesday.

Additional Business

No additional business was brought forward.

Public Comments

No one came forward for public comment.

Executive Session

No executive session was held.

Adjourn

There being no further business to discuss the meeting adjourned at 7:19 p.m.