

**Minutes
Forsyth City Council Meeting
May 17, 2021**

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. Stroud gave the invocation. In attendance for the meeting in person was Mayor Eric Wilson, Councilmembers Mike Dodd, Chris Hewett, and Julius Stroud. In attendance for the meeting by phone beginning at 6:02 p.m. was Councilmember Greg Goolsby. Also, in attendance in person was City Manager, Janice Hall; City Attorney, Bobby Melton, and City Clerk, Regina Ivie. Councilmembers John Howard and Melvin Lawrence were not in attendance for the meeting. There were four members of Council in attendance for the meeting therefore all unanimous votes will be four votes (Goolsby, Stroud, Dodd, and Hewett).

Approval of the Agenda

Mayor Wilson requested Council to reconsider the mask ordinance considering the newly updated CDC guidelines.

Mr. Dodd offered a motion to approve the agenda with the addition of the mask ordinance reconsideration to be inserted as agenda item number nine; to be renumbered accordingly thereafter. Seconded by Mr. Stroud; the motion carried unanimously.

Approval of the Minutes from the May 3, 2021 Council Meeting

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

Public Hearing to consider an ordinance on the rezoning application of CastleView Development Partners, LLC

Mr. Melton stated the application of CastleView Development Partners, LLC is to request to rezone tax parcel 054 019; 201.91 acres. The property is generally bounded on the northwest of Newton Drive and Elmwood Estates; on the northeast by U.S. Hwy 41/GA Hwy 18; and on the south by Thornton Road. Currently the property is zoned R-1 (Residential, Detached Single Family, Low-Density District); request is for rezoning of the property to R-2 (Residential, Detached Single Family, Low to Moderate-Density District), except for a portion of the property southeast and southwest of the intersection of Newton Drive and U.S. Hwy 41 (14.81 acres), would be rezoned to NS (Neighborhood Shopping District), without the use of convenience store and gas pumps. It was advertised in the Monroe Reporter on April 28, May 5, and May 12, 2021. Planning and Zoning recommended approval at their April 26, 2021, meeting.

Ms. Pierson stated currently the parcel is zoned R-1 with one acre lots. The request is for 184.25 acres to be rezoned to R-2 with lot sizes of .46 acre. CastleView has presented a concept idea of a subdivision with approximately 250 homes which includes amenities. CastleView has requested to rezone 14.81 acres to Neighborhood Shopping with restrictions that convenience stores and gas pumps will not be allowed; retail or office space preferred.

Mayor Wilson opened the public hearing in favor or opposition of the proposed ordinance for the rezoning request.

Mr. Howell Newton at 219 Brooklyn Ave stated the property has been in his family for generations; numerous requests over the years have been presented for various purposes, the requests were all denied. The property is jointly owned with his brother whom they are seeking to develop the residential land to R2 with half acre and above lots; built to City's standards with covenants and building construction standards. He further stated he planned to have an amenities center to include a club house, and a swimming pool. He would like to develop the land in four fifty-acre

phases; it could take up to ten to fifteen years to complete the project. We plan to adhere to the City's building guidelines, underground utilities, and sidewalks on both sides of the street. We anticipate access into the City's sewer system. Mr. Newton further stated that for the 14.81 acres small businesses, it would not be convenience stores; primarily it would be daytime use businesses only as to be respectful of the existing subdivision and upcoming residential subdivision.

Mr. George Emami spoke in favor of the proposed rezoning ordinance, and the current plans for the property.

Mr. Bill Bazemore inquired about access to Newton Drive.

Mr. Emami formally requested the record reflect that no gas stations, convenience stores, no gas tanks, no automotive services, and no egress or ingress from Newton Drive be allowed on the property.

There being no further comments for or against the proposed ordinance Mayor Wilson closed the public hearing.

Mr. Stroud offered a motion to approve the rezoning request from R1 to R2; to not allow gas stations, gas tanks, convenience stores, no automotive stores, and no egress or ingress from Newton Drive. Seconded by Mr. Hewett. Mr. Stroud amended his original motion to include an approval to rezone the 14.81 acres from R1 to NS (Neighborhood Shopping). Seconded by Mr. Hewett; the motion carried unanimously.

Public Hearing to consider an ordinance on the conditional use application of Dentavious Traylor on behalf of St. Luke Lodge No. 93

Mr. Melton stated the property is currently zoned R3 (Residential Moderate Density); zoning shall remain unchanged. The conditional use would be used for personal services, a barber/beauty shop. The public hearing notice was in the Monroe Reporter on April 21, 28, May 5, and May 12, 2021. Planning and Zoning recommended approval at the April 26, 2021 meeting. The adjacent property was given a conditional use within the last year due to the transition of that neighborhood.

Ms. Pierson stated the location has been a hair salon for many years; the previous owner passed away. The location has not been in use for over a year. All members of the Planning and Zoning board voted in favor of the conditional use.

Mayor Wilson opened the floor in favor of or opposition of the conditional use application. There being no comments for or against the conditional use application Mayor Wilson closed the public hearing.

Mr. Hewett offered a motion to approve the ordinance on the conditional use application of Dentavious Traylor. Seconded by Mr. Dodd; the motion carried unanimously.

Public Hearing to consider a proposed ordinance to amend Chapter 4 (Alcoholic Beverages) of the Code of the City of Forsyth.

Mr. Melton stated the proposed ordinance to amend Chapter 4 is to remove the phrase "or public park"; and to amend sections to add provisions about the payment of fees for retail package dealer licenses and the time frame within which such payment must be made or the license to be revoked. The public hearing notice was advertised in the Monroe Reporter on April 28, and May 5, 12, 2021.

Mr. Goolsby arrived in person for the meeting at 6:29 p.m.

Mayor Wilson opened the floor in favor of or opposition of the proposed ordinance to amend Chapter 4 (Alcoholic Beverages). There being no comments for or against the proposed ordinance Mayor Wilson closed the public hearing.

Mr. Dodd offered a motion to approve the proposed ordinance amendment. Seconded by Mr. Hewett; the motion carried unanimously.

Waste Management Review with Steve Edwards

Mr. Steve Edwards reviewed and apologized about the recent service issues due to a shortage of drivers and helpers currently. Waste Management has implemented hiring bonuses, referral payments, and billboards have been updated in hopes that positive changes are forthcoming. Mr. Edward further stated that salaries for employees is also being increased for direct hires.

Consider mask ordinance for City buildings.

Mayor Wilson stated last week Centers for Disease Control released new guidance; stating those who have been vaccinated no longer have to mask indoors, outdoors, large, or small crowds.

Mr. Hewett offered a motion to reduce the mask ordinance in city buildings to those that are not fully vaccinated. Seconded by Mr. Stroud.

Mr. Stroud amended the original motion; to reduce the mask ordinance in city buildings to those that are not fully vaccinated and to follow the CDC guidelines at Ms. Hall's discretion. Seconded by Mr. Hewett; the motion carried unanimously.

Approval of Pellicano Construction Change Order #8 for new City Hall building project.

Ms. Hall stated the construction change order is for the substantial completion date of June 22, 2021.

Mr. Stroud offered a motion to approve Pellicano Construction Change Order #8 with a substantial completion date of June 22, 2021. Seconded by Mr. Hewett; the motion carried unanimously.

Approval of GMA's District 6 Officers for 2021-2022

Mr. Goolsby offered a motion to approve the officers as presented on the ballot. Seconded by Mr. Hewett; the motion carried unanimously.

Approval of resolution for the hours of operating for public parks and recreational facilities.

Ms. Hall recommended 8 a.m. to sunset as hours of operation for public parks and recreational facilities.

Mr. Stroud offered a motion to set the hours of operation for public parks and recreational facilities to 8 a.m. to sunset. Seconded by Mr. Hewett; the motion carried unanimously.

Approval of Technical Assistance Request for the Regional Commission for grant research and application submission for Monroe County Hospital Authority Project.

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

Approval of street closure request for Monroe County Bicentennial Festival on September 25, 26, 2021 from 8:00a.m. to 11:00 p.m.

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

Approval of Requisitions Greater than \$5,000**Pyles Plumbing \$12,750.00 – Removal of Fire Hydrant****Pyles Plumbing \$14,450.00 – Replacement of Fire Hydrant****Stuart C. Irby Co. \$5,625.00 – Replacement of Fiberglass crossarms**

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

City Manager's Report

Ms. Hall provided the following report:

- Rebecca Stone attended last week's department head meeting to go over the layout and any issues for the Forsythia Festival. Festival is Saturday and Sunday. The block on Jackson between Main and Johnston will be closed Friday with all others being closed at 5:00 am Saturday. Aldermen Hall will be the Hospitality Suite for the vendors and city employees will use the Chamber office as their command suite/break area.
- Continue to have issues with the Splashpad but so far David has been able to figure them out. Replacement control panel has been ordered and should be delivered within 30 days, then Carlos will come and install – will take at least 2 days to install and Splashpad will be down during that time.
- Roberts Hauling states they are still on track to have all services connected by the end of May in the Blount Street area for the CDBG waterline replacement project.
- Helix is working to try to isolate the old water line on West Main so they can completely remove it from the system. Inserting and moving valves around and have everything except a small section between Short and MLK. The new line is in operation, but they still have some work to do to install handicap pads and permanent road patches.
- Reminder to be thinking about T-SPLOST projects
- We have not received anything official regarding the annual conferences for GMA or MEAG.
- Tammie and I have met to discuss the complaints regarding downtown parking. Tammie is preparing a presentation for an upcoming council meeting to review this.
- I was contacted by someone wanting to install an American Flag in entrance island at Memorial Hills cemetery. He said he would cover all the cost but really wants a flag at the cemetery. The research that I have shown that a flag must either be raised and lowered daily or have a light shining on it at night. Before I move forward on this any further, wanted to get councils thoughts on having a flag in that area.
- Hofstadter is working on plan to correct drainage issue at Adams Street/Lee Street to coincide with our moving out of the Welcome Center.
- All crews are back to normal; had to pull non-essential workers due to fuel depot being very low on fuel last week; back to normal operations as of this morning.
- DDA/Main Street created table tents for restaurants, retail and hotel rooms showing all shopping, services, restaurants, and things to do. Those are being delivered to all the downtown stores and hotels.
- Met with Daryl Ingram, Electric Cities of Georgia, on Friday and one of the items discussed was the Strategic Planning Retreat with Planning & Zoning. His schedule is full for June so need dates for a possible meeting to get this on the calendar for ECG and MEAG to use the training facility.
- Still having some ongoing issues with citizens being able to access and pay their bills online. The connection between Government Windows (our credit card merchant) and Incode (financial software) has been repaired several times, but issues continue.
- Regina has submitted the required information to Local Fiscal Relief Fund for us to receive our Federal Funding through the American Rescue Plan Act. Our estimated amount is \$1.3 million with half being received this year and the remainder next year. All funds are required to be expended by December 31, 2024. Still waiting on the exact guidelines for how funds can be expended.
- Golf Course is aerating the greens today and tomorrow, so the course is closed while that is underway. Course should reopen Wednesday.

- Will have increase in subscription cost to Electric Cities of Georgia for their fiscal year 7/21-6/22; estimated increase currently is \$17,500 for the year; they will finalize their budget June 16 and submit to us for approval.
- I was contacted last week regarding Kynette Park ballfield and the need for it to be cut and have the infield dug. Kynette park was on the list last week to be cut but with the gas shortage, we had to pull them off the road. I explained this to Mr. Johnson and that we do not drag the infield and he said he knew who did that and would contact him. There are several teams that are playing ball on Sundays in the park.
- I continue to receive reports of businesses having various events and serving alcohol. Any public event must have a City and State alcohol license or one-day permit. A letter will be going out to all downtown businesses notifying them. I have been in touch with the DOR/Alcohol and Tobacco Agent, and State law and City ordinance are very similar regarding serving alcohol.
- Ceremonial wall signing was held last Thursday to commemorate the new building. Pictures posted on City's Facebook page.

Economic Development/Zoning:

- Working on requests for a couple of variances for duplexes and a mobile home
- Valero will be presenting their sign variances for all their signs on the buildings and the digital one. They plan on opening in a few months.
- Working on parking space variance for Town Creek Center parking lot.
- Manor at Montpelier is ready for their final plat to be approved for Phase 2
- Juliette Crossings land disturbance permit has been approved; hydrology report sent to Hofstadter for review. We still have not accepted the roads for Juliette Crossing. They are doing the sidewalks and lighting for their new houses, but not at the existing houses.
- Variance on MLK Jr. Drive being pursued for automotive repair.
- Golf Tournament deadline to sign up is June 4. Still need some items donated for door prizes, teams, and hole sponsors.
- Brian and Christie Lambert (Scoops) are in the process of purchasing the building from the DDA. Public Works and I spent last Monday morning cleaning out the basement finding lots of trash and treasures.

City Attorney Report

Mr. Melton had no further business to report.

Mayor's Report

Mayor Wilson had no further business to report.

Additional Business

Mr. Stroud requested an invitation be extended to local teens for their insight at the Strategic Planning session.

Public Comments

Mr. David Lowery at 255 E. Main Street inquired about the speed bump installation, contact person and reason for the delay; further inquired about funding for the speed bumps. Mr. Hall provided an update regarding the traffic calming policy that was adopted.

Mr. Dodd offered a motion to install speed bumps or humps on E. Main Street. Seconded by Mr. Hewett; the motion carried unanimously.

Mr. Ronald Bearden expressed his concerns over receiving a past due notice for his account that is set up on automatic payment. Mayor provided an explanation as to why automatic payments were not processed as normal.

Executive Session

No executive session was held.

Adjourn

There being no further business to discuss Mr. Hewett offered a motion to adjourn the Council Meeting. Seconded by Mr. Dodd; the motion carried unanimously. The meeting adjourned at 7:37 p.m.