

**Minutes
Forsyth City Council Meeting
July 19, 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. Howard gave the invocation. In attendance for the meeting in person was Mayor Eric Wilson, Councilmembers Greg Goolsby, Julius Stroud, Mike Dodd, Chris Hewett. Councilmembers Melvin Lawrence and John Howard were in attendance via zoom. Also, in attendance for the meeting in person was City Manager, Janice Hall; City Attorney, Bobby Melton; and City Clerk, Regina Ivie. Ms. Holly Bisig and Mr. Steve Jackson were also in attendance via zoom. All members of council were in attendance for the meeting therefore all unanimous votes will be six votes (Goolsby, Stroud, Dodd, Hewett, Lawrence, and Howard).

Approval of the Agenda

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

Approval of the Minutes from the June 18, 2021, T-SPLST Joint Government Meeting and the June 21, 2021, Council Meeting

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

Approval of Solar PPC and RECA Agreement with MEAG.

Mr. Steve Jackson provided an overview for the three key agreements associated with the solar agreement with MEAG. A power purchase agreement with negotiations complete. Pricing has been set within the agreement; 25.91 per megawatt hour for 20 years at a fixed price. That agreement is in place; we can offer to the City of Forsyth this solar energy. The commercial operation date would be December 31, 2021. In 2024 the solar energy would become available. A second agreement, a power purchase contract between MEAG Power and City of Forsyth for 20 years. The power purchase contract outlines the amount of the output, or the entitlement share of the output the City would receive from the project. It also outlines the City's commitment to pay the costs associated with the energy received from the project. There would be no debt issued, no fixed cost. The city would only pay for the energy received. Mr. Jackson also reviewed the pledges and security provisions within the agreement. A step-up provision requires if there is a defaulting participant all other participants would potentially pay a portion of the amount that is due. The final agreement (RECA) between City of Forsyth and Walmart. The city would acquire the solar energy and pass through to Walmart. The agreement has been executed by Walmart. Under the terms of the agreement the City agrees to pay for the cost of the solar energy. The agreement with Walmart will be in effect for 15 years. Termination provisions are after ten years. Renewable energy credits are green credits that Walmart would receive on their account. Mr. Jackson requested approval for the renewable energy customer agreement (RECA) and the power purchase if the City would like to participate.

Mr. Dodd offered a motion to approve the agreements as presented. Seconded by Mr. Hewett. Ms. Holly Bisig stated the letter of opinion from legal counsel to support the package is needed prior to MEAG's August board meeting. Mayor Wilson restated the motion on the table before calling for a vote; the motion carried unanimously.

Public Hearing to consider a zoning variance application of Jay Anand Corporation at 291 North Lee Street.

Mr. Melton reviewed the zoning variance application at tax parcel F25 015 located at 291 North Lee Street; seeks a variance to allow an internally illuminated sign on the right-of-way, internally illuminated signs on buildings, monument sign and tenant signs on right-of-way and building. The current zoning is (HB) Highway Business; will remain unchanged. The advertisement for the public hearing was published in the June 30th, July 7th, and July 14th editions of the Monroe Reporter. Planning and Zoning recommended approval at the June 28, 2021, meeting.

Mayor Wilson opened the floor in favor of or against the zoning variance application.

Ms. Tonya Sanders who resides at 1578 Box ankle Road stated she is the manager at 291 North Lee Street. She spoke in favor of the variance application. She stated signage for the various brands within the deli area is what would be displayed on the side of the building.

There being no further comments for or against the zoning variance application Mayor Wilson closed the public hearing. Mr. Stroud offered a motion to approve the zoning variance application request as presented. Seconded by Mr. Goolsby; the motion carried unanimously.

Approval of alcoholic beverage application for Jay Anand Corporation at 291 North Lee Street.

Mr. Melton stated the application is for wine package only as the applicant has been previously approved beer and malt beverages. The notice was published in the July 7, and July 14, 2021, issues of the Monroe Reporter. Mr. Dodd offered a motion to approve the alcoholic beverage application (wine-package). Seconded by Mr. Hewett; the motion carried unanimously.

Approval of alcoholic beverage application license for Kevin Anderson at 438 Cabiness Rd

Mr. Melton stated the application is for the sale of alcoholic beverages (beer/malt-package, and wine-package; and liquor-package) for Kevin Anderson at 438 Cabiness Rd. The notice was published in the July 7, and July 14, 2021, issues of the Monroe Reporter.

Mr. Stroud offered a motion to deny the application. Seconded by Mr. Howard.

Mr. Kevin Anderson, developer of the project stated this is one of many projects within the city. The store would be well kept, well stocked, and a very respectable operation within the city limits. There is a need in speaking with many residents within the area.

Ms. Virginia Brewer at 411 Cabiness Road spoke against the beverage application license. She stated she resides in the house directly across from 438 Cabiness Rd. She expressed concerns regarding the location, traffic, and possibility of crime within the area if the liquor store were allowed to be in that location.

Ms. Margaret Ogletree at 454 Cabiness Rd spoke against the beverage application license. Mr. Ralph Ogletree is Ms. Ogletree's father. She expressed concerns regarding the safety and littering if the liquor store were allowed to be placed in that location.

Mayor Wilson restated the original motion; to deny the application. Mr. Stroud explained the reason why he offered the motion to deny the application. He feels that no liquor store should be at the threshold of any neighborhood. He further stated that Mr. Ogletree should not have to worry about the possibility of trash in his yard. Mr. Stroud requested a roll call vote.

City Clerk, Mrs. Ivie called roll for the motion on the table.

- Dodd - Nay
- Hewett - Nay
- Goolsby - Nay
- Stroud - Nay
- Howard - Nay
- Lawrence - Nay

All members of council voted against the motion. Mayor Wilson mentioned that all members of council voted against the motion which was to deny the application. Mr. Stroud requested clarification of the voting for the motion on the floor. After some discussion and further clarification by Mayor Wilson the city clerk called roll again per council's request.

- Dodd - Aye
- Hewett - Aye
- Goolsby - Aye
- Stroud - Aye
- Howard - Aye
- Lawrence - Aye

All members of council voted in favor of the motion; to deny the application. The motion carried unanimously.

Approval of a proposed ordinance to amend Article 14 of the zoning ordinance and zoning code.

Mr. Melton stated the proposed ordinance would amend article 14 of the zoning ordinance and zoning codes (buildings, structures, and use accessory to single-family residential dwellings) to amend section 14.6 (fence and walls) to strike sub paragraph (b) (setback and location) and add a new section. Mr. Melton further stated that fences must be set back at least six (6) inches from any side or rear property line; the ordinance amendment provides more clarity for adjoining landowners. The advertisement for the proposed ordinance was published in the Monroe Reporter on June 30th, July 7th, and July 14, 2021. Mr. Stroud offered

a motion to approve the proposed ordinance as presented. Seconded by Mr. Goolsby; the motion carried unanimously.

Approval of budget adjustments for Safety Grant

Ms. Hall reviewed the items to be purchased with the safety grant; she stated the funds are to be expended then reimbursed by the grant. Mr. Goolsby offered a motion to approve the budget adjustments as presented. Seconded by Mr. Hewett; the motion carried unanimously.

Approval of Georgia Public Web designated representative for the City of Forsyth.

Ms. Hall reviewed that a designated representative for the city needs to be designated; previously it was Alvin Randall. Mr. Dodd suggested Mike Batchelor as the representative for the city. Mr. Stroud offered a motion to designate Mike Batchelor, Electrical Superintendent as the City's designated representative for matters related to Georgia Public Web. Seconded by Mr. Hewett; the motion carried unanimously.

Appoint a voting delegate for Georgia Public Web matters.

Mr. Stroud offered a motion for Mr. Dodd to remain the voting delegate for Georgia Public Web matters. Seconded by Mr. Hewett; the motion carried with five votes (Goolsby, Stroud, Hewett, Lawrence, and Howard). Mr. Dodd abstained from voting.

Georgia Public Web Board nominations

No nominations were stated.

Appoint a voting delegate for Georgia Municipal Association

Mr. Goolsby offered a motion for Mr. Melvin Lawrence to remain as the voting delegate for Georgia Municipal Association. Seconded by Mr. Stroud; the motion carried unanimously.

Mays Road review and discussion of possible permanent road closure.

Ms. Hall recommended permanently closing Mays Road due to recent complaints and the current condition of the road. Mr. Stroud offered a motion to permanently close Mays Road. Seconded by Mr. Hewett. Ms. Hall briefly discussed with Mr. Melton that if the road is permanently closed the land is offered for sale to the adjacent landowners. Mr. Stroud amended his original motion to permanently close Mays Road and to offer it for sale to the adjacent landowners. Seconded by Mr. Hewett; the motion carried unanimously.

Approval of Pellicano Change Order #10

Ms. Hall reviewed the change order request in the amount of \$4,092; to add thirteen sprinkler heads in the roof beam pockets per Clark Nexsen's request. Mr. Stroud offered a motion to approve the change order as presented. Seconded by Mr. Hewett; the motion carried unanimously.

Approval of Main Street events for 2021 and 911 Memorial Event

Ms. Hall reviewed the upcoming events for the remainder of the year as well as a special memorial event on 9-11-21 with a flag raising ceremony at the new city hall building to commemorate the 20-year anniversary. Mr. Stroud offered a motion to approve all events as described. Seconded by Mr. Dodd; the motion carried unanimously.

Approval of Requisitions Greater than \$5,000

BBP Sales, LLC \$39,950.00

Davis Plumbing \$23,939.00

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

City Manager's Report

Ms. Hall provided the following report:

- Plans & Specifications for air Lines and filter replacements have been submitted to EPD and USDA for their review and approval prior to sending out for bids. There are the 2 projects deemed as emergency in the plant upgrade projects.
- ARPA funds - we received a deposit of \$771,146; these funds will be moved to a separate bank account from our general operating account to better facilitate record keeping and providing documentation as required for audit purposes. The additional funding should be received about the same time next year, with a total when all received of \$1,542,292. Still waiting on full guidelines for how funds can be expended; discussion have been submitted to GMA to provide additional meetings to review. They have

released the general guidelines but continue to state that full guidelines as to how funds can be expended later. Discussed holding a roundtable type meeting for all of us to present ideas as to how to use the funds. We now know the total to be received and not sure if you want to proceed with roundtable meeting now or wait until exact guidelines are released from federal government.

- New visitors guide has been received. Gilda Stanbery has provided a copy for everyone at tonight's meeting. She will come to a future meeting to present quarterly report and review guides and commercials CVB recently filmed.
- The GDOT CVL Wish List has been shared on Google Drive. Please review and let me know if there were any additional items that you would like to include for GDOT's consideration.
- Continue to receive complaints from citizens regarding the garbage pickup and that they are not on a regular schedule. Had conversations with WM last week and they are hoping for new hires that are currently going through their hiring process will get them back on a regular schedule. Followed up with Steve Edwards today and the truck they sent out Saturday to finish last week's route broke down, but they sent truck today to finish the route. Steve stated they will be back on the regular garbage pickup this week for Wednesday, Thursday, and Friday.
- Working with Regional Commission on a Recreational Trail Grant. We can submit the grant application to connect Park Circle Park to Country Club Park or Hill Street Park to Milledge Street Park. Need to know if you have a preference as to which parks to submit.
- Speed bumps have been installed on East Main Street; we do now have an issue of vehicles driving around the speed bumps into the ditch to avoid the bumps.
- New bucket truck still has not been delivered; it is behind schedule as all other vehicles are now. We expect delivery by end of July.
- 2nd Joint Retreat is Thursday, July 29 from 7:30 to 2:30
- Worked with Regional Commission to prepare for Phase 1 of Annexation Plan. The initial letters are ready to go out but need to know if council wants to hold a Town Hall type meeting to answer questions of those included in this phase or handle questions on a case-by-case basis.
- HB 317 went into effect July 1 and provides for Short Term Rentals to collect and submit payment for hotel taxes same as hotels and campgrounds. We should not have to make any adjustments to our ordinance because the wording is sufficient to cover this new Bill. Short Term Rentals are the Air B&B's.
- Police Department is working on amendments to Noise Ordinance for submission to possibly cover the loud mufflers on vehicles that we are receiving so many complaints about.
- 2021 Local Maintenance & Improvement Grant is out for bid; Hofstadter will coordinate with Pellicano for best time to have resurfacing done on Harris, Chambers and Kimball Streets.
- 2020 Audit has been completed and submitted on June 30 to State and Finance Association for review and hopefully approval of Comprehensive Annual Audit. Regina did a great job on getting the information together for Mauldin & Jenkins to submit the report. Mauldin & Jenkins will attend a future council meeting to review the 2020 Audit as submitted.
- Splashpad appears to be working properly now that all electronic equipment has been replaced. We have hired a part time employee to monitor activity during the day Thursday-Sunday to keep vandalism down. Seems to be working well so far. Latest issue is trying to get people to understand that we must close the Splashpad during a thunderstorm.
- Joyce White, new Director for Monroe County Development Authority, is working with Electric Cities of Georgia to finalize plans for ECG Bus Tour for August 18 & 19; we have always partnered with Development Authority on cost for dinner and they included City in their tour for those attending the ECG Bus Tour.
- Police department is participating in Back-to-School Rally on July 31 at Fine Arts building

Project Updates

- City Hall moving toward substantial completion date of August 6; furniture delivery is scheduled for August 11-13; computer and phone installation is scheduled for week of August 16. Backup generator is operational, and Mike Batchelor worked with the company to learn the maintenance and testing of the generator; will do weekly self-check on Saturday morning and will require monthly manual test
- Juliette Crossing Phase 1 continues – signed 5 zoning compliance applications last week for new homes; Phase 2 has not yet started construction.
- Manor at Montpelier Phase 2 has been divided into 2 separate phases; construction of new homes continues; working on Phase 3 which is located across Montpelier Road from current subdivision.
- Valero convenience store is open; they are now working to do necessary work needed to open liquor store approved; will require the erection of a privacy fence at the drive through
- State Farm building construction on Railroad Avenue continues; still trying to coordinate meeting with the owner and engineer to review recommendation for partnering on new water line.

- Town Creek Center has a couple of businesses ready to move in once inspections are finalized and business license are approved. World Finance and Exotic Vapes are the two businesses so far that are working toward approval of license.
- Fire hydrant at corner of Harris/Main has been removed but new hydrant has not yet been installed. This change is due to GDOT requiring the widening of Harris Street.
- QuickTrip has started grading and readying site for utilities.
- Starbucks has started grading and readying site for utilities.
- We are replacing the waterline that serves the Golf Clubhouse to replace the old, galvanized water line that is causing issues for the Clubhouse.
- West Main Street waterline replacement project is complete except for removal on 1 hydrant and removal of stumps.
- Blount Street waterline replacement is progressing very slowly but hope to have completed within a couple of weeks.
- Previously reported that a variance for a mobile home was being sought after by Angela Latch; however, after this matter was presented to P&Z Ms. Latch withdrew her application.

Public Hearings/Zoning Matters for August 2nd Council meeting

- Conditional Use for 93 E Main Street to locate a professional mortgage branch office on the property
- Conditional Use for 173 & 183 MLK Jr Dr to locate an automotive repair business there; P&Z approved with conditions to limit number of vehicles on lot at a time, no outside storage of vehicles, and no vehicle parking longer than 72 hours.
- Variance Request to locate gas pumps in the front of 436 Tift College Drive now construction of convenience store/ restaurant/retail building

City Attorney Report

Mr. Melton had no further business to report.

Mayor's Report

Mayor Wilson proposed with the completion of the new City Hall building that we have an open house on September 25, 2021. Governor Kemp has been invited by the bicentennial committee to the proclamation ceremony at 1:00 p.m. Mr. Wilson further stated he would like to invite Governor Kemp and all the state's local, state, and federal officials as well as all the citizens to our open house at the new City Hall at 2:00 p.m.

Mayor Wilson encouraged all to get the Covid vaccine.

Council Board Reports

Mr. Hewett stated a housing authority meeting will be held on September 14, 2021, at 3:00 p.m. in Aldermen Hall.

Mr. Dodd stated the Golf Board is doing well.

Additional Business

Mr. Dodd expressed his appreciation to be able to attend the MEAG conference recently.

Mr. Stroud stated the MEAG conference was great. Mr. Stroud also mentioned that soon a pool will be necessary. We need to figure out how to best facilitate funding solutions with the City, the Board of Education and Monroe County, and a plan to have a pool in the area.

Public Comments

No one came forward for public comments.

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. Stroud; the motion carried unanimously. The meeting adjourned at 7:54 p.m.