

**MONTICELLO CITY COUNCIL
REGULAR MEETING**

June 8, 2021

MINUTES

6:00 P.M.

Members Present – Mayor Bryan Standifer, Mayor Pro Tem Gail Harrell, Councilmembers David Wease, Cynthia Miller, Jennifer Murphy, and Larry Thurman were present.

Staff Present – City Manager Angela Redding, City Clerk Karen Pennamon, City Attorney Joe Reitman were present.

Media Present – Kathy Mudd - The Monticello News

Called Session – Mayor Bryan Standifer called the meeting to order. The Invocation was given by Reverend William Gibson, followed by the Pledge of Allegiance. City Clerk Karen Pennamon called the roll.

Agenda Approval – Mayor Standifer requested to add Introduction of Code Enforcement Officer as Item #4a and add Public Hearing on Zoning as Item #4b. Motion by Councilmember Wease to remove Agenda Item #4 - Consider Appointment and Re-Appointments to the DDA Board. Motion by Mayor Pro Tem Harrell to approve the agenda as amended, seconded by Councilmember Murphy. Voting for the motion was unanimous.

Introduction of Code Enforcement – City Manager Angela Redding introduced the City of Monticello Code Enforcement Officer, Kim Graham, who began employment with the City on June 1, 2021.

Public Hearing on Zoning – City Attorney Joe Reitman briefly explained Zoning Ordinances Section 1605 - Public Hearing Procedures and Section 1606 - Planning Commission Recommendation or Report.

Public Hearing to consider the following Planning and Zoning Commission recommendations:

Application 2021Z-001 - Stephanie S. Puckett as applicant/owner** requests a zoning map amendment for 8.96 acres on Honeysuckle Road from R-20 Medium Density Single Family Residential District to CH- Highway Commercial District. This tract is shown as tax map M02 018 001. City Attorney Reitman stated that after the Planning and Zoning Commission made a recommendation for denial, the applicant submitted a letter asking for Community Commercial instead of Highway Commercial. He noted that the difference between the two districts is that Community Commercial has a short list of uses geared towards a local community and Highway Commercial District is a much longer list of uses.

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Stephanie Puckett, the applicant, represented this request. In favor of the request, David Dyer, Executive Director of the Jasper Development Authority, Steve Jordan, Jasper Development Authority, and citizen Adam McGinnis. Wanda Cummings, a citizen, stated she is not for or against the request but asks that the Council make sure all safety precautions for streets are put into place. No one spoke in opposition to this request. Motion by Mayor Pro Tem Harrell for approval of the CC – Community Commercial District zoning map amendment from the original rezoning request of CH – Highway Commercial District, seconded by Councilmember Wease. Voting for the motion was unanimous.

Application 2021CU-001 – Taylor Dozier, broker/ applicant for Jack’s Family Restaurant for Wayne L. & Mary E. Sheffield** requests a Conditional Use at 8589 Hwy 16 West for a restaurant with a drive-in window in the CH-Commercial Highway District. This tract is shown as tax map M04 007. The Planning and Zoning Commission’s recommendation is for approval of the Conditional Use for a drive-in window. Jim Avery, Director of Development for Jack’s Family Restaurant, represented this request. In favor of the request, David Dyer, Executive Director of the Jasper Development Authority, and Mandi Tanner, the Chamber of Commerce Executive Director. No one spoke in opposition to this request. Motion by Councilmember Murphy for approval of the Conditional Use for a drive-in window seconded by Councilmember Miller. Voting for the motion was unanimous.

Application 2021CU-002 – Erik Owen, applicant for Judy Hunsucker**, requests a Conditional Use at 421 East Greene Street for an inn, kitchen, and event center. This tract is shown on tax map M05B 033. The Planning and Zoning Commission referred this application to the Mayor and Council. Robin Bone, a realtor, stated Erik Owen could not attend the meeting due to a family emergency. Judy Hunsucker requested the following wording change to the previous conditional use approved for this property: Conditional uses to add #8: Tourist accommodations and events, including a commercial kitchen with on-site parking only. Owner will attend or have competent management on premises as needed at the owner’s discretion. Owner does not have to live on premises. This Conditional Use Permit will perpetuate with the property and will be transferred to a new owner as long as owner remains in compliance as stated. In favor of the request, Jan Gaston, Chairman, Jasper County Development Authority, Wanda Cumming, a citizen, Steve Jordan, Jasper Development Authority, Mandi Tanner, Executive Director Chamber of Commerce, and Wendell Yoder, Treasurer, of the Downtown Development Authority. No one spoke in opposition to this request. Motion by Councilmember Wease to approve the Conditional Use for a bed and breakfast with the conditions and uses stated, seconded by Councilmember Murphy. Voting for the motion was unanimous.

Mayor Standifer called the Public Hearing Session closed at 7:00 p.m. and entered the regular meeting at 7:01 p.m.

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Citizen Comments

Orlander Jones, Jr – He stated that he had contacted City Hall several times about a pothole in front of his mother’s mailbox at 726 Spruce Street. He noted the post office gave her ten days to fix it before they start holding her mail. He said he would like for the City to fix the problem.

Reverend William Gibson – stated this time last year, the world was in bad shape. Yet, God is proud of what we have done.

Adam McGinnis – discussed the City budget and utility rates.

Downtown Development Authority – Michele Celani, Executive Director, Michele Celani, Executive Director, reported on Downtown Development Authority’s upcoming events.

Chamber of Commerce – Mandi Tanner, Executive Director – reported on Chamber of Commerce’s upcoming events.

Historic Preservation Commission – David Thompson, Chairman – Dianne Parker informed the Council that Chairman Thompson could not attend the meeting. She noted that the Historic Preservation Design Guidelines had received push back from the citizens regarding outbuildings. The pushback is regarding materials they are asking to use. The Historic Preservation Guidelines state it must be wood lap siding which is costly. The Historic Preservation asks the Council to consider and approve their revised guidelines.

Approval of Minutes - Mayor Pro Tem Harrell made a motion to approve the following minutes: Budget Work Session/Called Meeting of Mayor and Council– May 6, 2021, Regular Meeting of Mayor and Council – May 11, 2021, Work Session of Mayor and Council – May 13, 2021, seconded by Councilmember Miller. Voting for the motion was unanimous.

Agenda Items

1. Consider a Resolution to Adopt the Fiscal Year 2021-2022 Budget and Tax Digest. City Manager Redding stated the City’s 5-Year History advertisement on May 20, 2021, had preliminary numbers from the Tax Assessor and Tax Commissioner offices. The rollback millage rate advertised was 5.153. The final report for the millage rollback rate 5.146. Motion by Mayor Pro Tem Harrell for approval of the Resolution, seconded by Councilmember Wease. Voting for the motion was unanimous.
2. Discussion of the Memorandum of Understanding between the City of Monticello and the Get Ahead House. Mayor Pro Tem Harrell and Councilmembers Miller and Thurman will serve on the board to discuss the Get Ahead House Memorandum of Understanding with the Get Ahead House Board.

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3. Consider the Georgia Public Web Authorized Member Representative Appointment

Background and Summary:

This agenda item is to name a representative for the City who is authorized to vote on all GPW matters.

City Manager Redding stated she would contact Georgia Public Web regarding assigning an employee as a GPW Authorized Member Representative.

4. Consider Appointment and Re-Appointments to the DDA Board - **TABLED**

Background and Summary:

The Council Representative on the DDA Board resigned. This agenda item is to appoint a replacement from the Council to the DDA Board.

A request was received from the DDA to re-appoint Wendall Yoder and Towonder Dennis to the DDA Board. The term will be for four years.

5. Update on the Upcoming Election – City Attorney Joe Reitman and City Council discussed the upcoming election and qualifying requirements.
6. Discussion of Trees on the Square – Councilmember David Wease discussed trees on the Downtown Square and made the following recommendations to the Council:
 1. Raise the canopy – cut bottom limbs so everyone can see
 2. Limb trees out – thin them out
 3. Uneven sidewalks – grind them down
 4. Pressure wash pavers and sidewalks

Mayor Standifer and Council ask Councilmember Wease to obtain quotes on repairing the sidewalk, (1) tree removal, thinning trees, and raising tree canopies.

7. Consider the Developer Agreement for Oak Ridge Subdivision

Background and Summary:

This agreement binds the developer at Oak Ridge Subdivision to placing at least three (3) main gas appliances in the thirty-eight (38) lots with no cost for the infrastructure and a rebate. If the developer cannot complete this project, the next developer is bound to this agreement if it is filed with the courthouse. This protects the city for the cost of the infrastructure.

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Motion by Councilmember Murphy for approval of the Development Agreement for Oak Ridge Subdivision, seconded by Mayor Pro Tem Harrell. Voting for the motion was unanimous.

8. City Manager's Report – City Manager Redding stated the Request for Qualifications (RFQ) for Master Developer deadline had been extended to June 15, 2021, at 2:00 p.m.
11. Executive Session for Personnel, Litigation, Real Estate, and Legal Matters - Motion by Councilmember Wease to enter executive session at 8:11 p.m. to consult legal counsel about real estate, seconded by Councilmember Miller. Voting for the motion was unanimous. Motion to exit executive session at 8:30 p.m. and enter regular session made by Councilmember Murphy, seconded by Mayor Pro Tem Harrell. No action was taken in the Executive Session.
12. Comments by the Governing Body

Mayor Standifer stated he received an email from the American Rescue Plan for his signature for the City of Monticello to receive available funds. He noted that a lot is going on in our City, and everyone is doing great work.

Mayor Pro Tem Harrell informed the Council that she had received a threatening letter in the mail.

Councilmember Wease requests that the City Manager research the American Rescue Plan stimulus package for single workers. He noted that he had received a response from USDA concerning a grant application for the City of Monticello.

Councilmember Miller had no comment

Councilmember Murphy had no comment.

Councilmember Thurman had no comment

13. Adjournment – Meeting adjourned at 8:35 p.m.

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