



CITY OF WALNUT GROVE

October 3rd, 2024 6:00 PM

1021 PARK STREET MUNICIPAL BUILDING

WORK SESSION MINUTES

- I. **CALL TO ORDER-** Meeting called to order by Mayor Moncrief at 6:01pm
- II. **INVOCATION-** Led by Jay Crowley
- III. **PLEDGE OF ALLEGIANCE-** All participated
- IV. **ROLL CALL-** Stephanie Moncrief, Rachel Davis, Maxine McClanahan, Linda Pilgrim, Kimberly Whitlow, Joe Walter, Jay Crowley present. Erica Miles, absent.
- V. **AGENDA APPROVAL-** Mayor Moncrief asked for a motion to amend the agenda to allow some presenters to go before previously scheduled on the agenda. Item #1 under Old Business remained the same, Item #2 was amended to Walnut Grove City Park: Ballfield light replacement, Item #3 remained the same, Item #4 remained the same, Item #5 remained the same, Item #6 was added to include Greg Chapel, Code Enforcement. New Business remained the same. Councilmember McClanahan made the motion to approve the agenda with the changes as stated by Mayor Moncrief. Councilmember Davis seconded. All voted by show of hands. **Motion carried in unison, 3-0**
- VI. **OLD BUSINESS**
 1. **Request for Design Approval: Dial Farm Holdings, Tax Parcel: WG010266, Address: HWY 138, Walnut Grove, GA -** Attorney Andrea Gray addressed the Mayor and Council on behalf of Dial Farm Holdings. She gave a design concept handout containing elements of the requested design approval and explained the design concept to Council and Mayor. Mayor Moncrief thanked her for the handout and was happy with some of the upgraded design elements. Mayor Moncrief asked Mr. Walter if the PUD and Commercial rezones allowed residential.

Mr. Walter explained that a modification to the rezoning would have to occur in order to allow residential to be added to the second story of the proposed design approval request. Mayor Moncrief expressed she did not want to hold up Mr. Coleman any more so as to expedite this building to begin. Mr. Walter further explained how residential rezoning modification would not hold up Mr. Coleman's progress if the Council votes to approve the design request. Mr. Coleman could begin building immediately. Jay Crowley asked if C-2 zones allowed residential. Mr. Walter said no. Councilmember Davis asked if this approval was for all 6 parcels. Mrs. Gray answered affirmative, Mr. Walters interjected that it did not include the gas station design. Councilmember McClanahan explained further about the breakdown of the parcels. 5 parcels are included in this request for Design Approval. There was more discussion between Councilmember Davis and Mr. Walter about the 5 parcels conforming to this design approval, regardless of owner or developer, unless a modification was requested. Discussion amongst the council, Mayor, and attorneys, Mr. Crawley and Mrs. Gray concerning further clarification on residential in a C-2 and ordinance clarification about windows.

- 2. Walnut Grove City Park: Ballfield Light Replacement w/Sport LED** - Mayor Moncrief invited Mr. John Freeman, owner of Freeman Outdoor Lighting to speak to Council. She asked him about his previous local installations after receiving a quote from the company on 08/22/2024. He addressed Council and Mayor and answered various questions from Councilmember Davis, Mayor Moncrief, and Councilmember McClanahan. Explained in the discussion were life span of the bulbs, cost of installation and maintenance, time to install, and the comparative cost of just replacing the original light bulbs that are currently up verses replacing these new bulbs as quoted. Also the status and condition of the existing poles was discussed. Mr. Freeman was optimistic that our existing poles were in very good shape but if chosen to replace as quoted he would assess the tops of the poles as installation occurs. Discussion continued with Councilmember McClanahan, Mayor

Moncrief, Councilmember Davis and Mr. Freeman concerning how the new lights would work, how much they weigh, and assessing the poles.

- 3. GEFA Loan Application Update: Joe Walter, PPI** - Mr. Walter addressed Council and Mayor to give the update along with options to get the \$2.4 million loan approved. Councilmember Davis asked for average sewer rates for our city size so Council could properly adjust the fee schedules from Mr. Walter. Council McClanahan asked if this would bind a future council. Mr. Crowley explained the contract with GEFA for the loan would be the only governance over future councils. Further discussion was between Mr. Walter, Councilmember McClanahan, Mayor Moncrief, and Councilmember Davis. Councilmember Davis expressed her interest for the Council to consider performing in various levels in all three options to strengthen our application and asked if it was possible to perform all three options in tandem for the purpose. Mr. Walter confirmed and Mayor Moncrief expressed her interest in this as well. Fee schedules and frequent review of the fee schedule were discussed to cover future expansions and potential employees for sewer maintenance. Billing was also discussed. Mr. Crowley asked if we currently charge a flat fee for service regardless of usage. Discussion concluded with Mr. Walter and Mayor Moncrief and Councilmember Davis discussing the three options including a flat fee in the schedule and GEFA's review process during and after the loan approval.
- 4. Gas Pipeline Replacement Update** - Mayor Moncrief gave an update on the Gas Pipeline Replacement. The Gas Pipeline is expected to be completed by the end of November 2024. Mayor Moncrief also explained the paving on Forrester Cemetery Road and seeding for grass on disturbed ground should be completed by then as well. Mayor Moncrief is working with the company to repair/pave the road inside Broken Arrow subdivision.

5. City Administrator Position - Mayor Moncrief explained the timeline for the hiring process. The job listing will be posted as of October 4, 2024 on various job boards.

6. Greg Chapel, Code Enforcement - Mayor Moncrief invited Mr. Chapel to address Council. He also presented some ordinance changes that he expressed would enable our Code Enforcement to be more effective in their position. There was discussion amongst Mayor, council, and Mr. Crawley about ordinance changes, cleaning up the city, and addressing businesses to comply with ordinances. Councilmember Pilgrim asked if she or elderly/infermed residents had violations, how would he address that. Mr. Chapel explained that Code Enforcement would work with the violator and offer to find volunteers throughout the community, using his contacts on Council and local churches to help remedy the violations. Councilmember Davis offered to help with finding volunteer help for those who are in need. Mayor Moncrief explained we need to work together with Code Enforcement to get the entire city cleaned up and up to code and thanked Mr. Chapel for being there and lending his extensive experience to our Code Enforcement in the City. Mayor Moncrief also explained that she and Councilmember Davis were exploring some Code Enforcement automation services by sitting in on meetings with iWorq and GOGov and are expecting quotes to present to Council. Various discussions between Mr. Chapel and Council was concerning municipal court, giving warnings and setting realistic timelines for coming back into compliance.

VII. NEW BUSINESS

1. Site Plan Review: 4744 Guthrie Cemetary Road - Mayor Moncrief invited Mr. Tip Huynh of Alcovy Consulting Engineering and Associates, LLC. to address Mayor and Council concerning the future use of the property. Owner of the property was not present. Mr. Walter had some information that was pertinent to the presentation, re: storm water management issues in comments from Planning and Zoning and presenting

this site plan to the Council. He expressed the business is listed as “Elevation Truck Sales” and if it was primarily to be used as vehicle storage. The permitting standpoint would require submitting revised plans addressing the comments so that Planning and Zoning could give a ready for permitting designation to Council. Councilmember Davis asked what the current usage of the property. Mr. Huynh said the owner is using it as office space, however the current state of the property shows a mobile home/mobile office, various disabled vehicles around the property. Mayor Moncrief reminded Mr. Huynh that this property needs to be cleaned up and the mobile home/office needs to be removed and she said the City has contacted the owners multiple times with poor response from the property owners. Mr. Huynh asked for a list of items to bring the property up to code and Mayor Moncrief affirmed this request. Councilmember Davis expressed displeasure at the current state of this property as it makes the city look bad to visiting teams at WGHS since this property is directly across from the main entrance into the sports arenas located at the high school Mr. Walter explained more about the inspection and code enforcement role in getting this property up to code.

VIII. ADJOURN – Rachel Davis made a motion to adjourn the meeting. Maxine McClanhan seconded. **Motion passed unanimously, 3-0**