



FINAL AGENDA

PUBLIC HEARING

(Alcohol Licensee Change – El Manzanillo Mexican Restaurant)

November 15th, 2022, 5:00 PM

PUBLIC HEARING

(Variance for Neal Project)

November 15th, 2022, 5:15 PM

REGULAR MEETING

November 15th, 2022, 5:30 PM

PUBLIC HEARING:

Call to order: Mayor Keith Turman opened the November 15th, 2022, Public Hearing at 5:00 PM

Attendance: Mayor Keith Turman, Mayor Pro-Tem Lee Strickland, David Pressley, Kenneth Roach, Wayne Braswell, Jason Phillips, Matt Fields, City Manager Sharleen Ayers, City Attorney Doug Ashworth, and City Clerk Tonya Allen.

Issue:

A. Alcohol License Change of Licensee: Maria G Salcido Vega (El Manzanillo Mexican Restaurant)

Invitation of Public Comment: Owner Maria G Salcido Vega and her husband approached council and introduced themselves.

Response by Council: None made.

Close Public Hearing: Jason Phillips made a motion to close public hearing; Wayne Braswell seconded the motion; motion carried 6-0. Public Hearing closed at 5:15 PM.

Call to order: Mayor Keith Turman

Attendance: Mayor Keith Turman, Mayor Pro-Tem Lee Strickland, David Pressley, Kenneth Roach, Wayne Braswell, Jason Phillips, Matt Fields, City Manager Sharleen Ayers, City Attorney Doug Ashworth, and City Clerk Tonya Allen.

Issue:

B. Closure of a portion of Hall Street

Invitation of Public Comment: None made.

Response by Council: None made.

Close Public Hearing: Kenneth Roach made a motion to close public hearing; Wayne Braswell seconded the motion; motion carried 6-0. Public Hearing closed at 5:30 PM.

REGULAR MEETING:

Call to Order: The November 15th, 2022, Regular Meeting was called to order by Mayor Keith Turman at 5:30 PM.

Approval of All Outstanding Minutes: Jason Phillips made a motion to approve the October 11th, 2022, Public Hearing Millage Rate, Public Hearing Closure of a portion of Hall Street, and Regular Meeting Minutes, October 25th, 2022, Public Hearing Millage Rate Minutes, and October 25th, 2022, Public Hearing and Called Meeting Minutes.

Additions or Deletions to Agenda: Remove Item F (the update on 26 Carroll Street blighted property) and add Potential Litigation to Executive Session

Approval of Agenda: Wayne Braswell made a motion to approve the agenda; Jason Phillips seconded the motion; motion carried 6-0.

Main Street Update – Michael Crump: Michael Crump stated that the Amphitheater opening was favorable. Upcoming Events: Saturday, November 26, 2022, Small Business Saturday and Holiday Market. Holiday Market will be from 10-3 in the Depot; the inside space is filled, hoping to set up outside if weather is nice. November 28 Tree Lighting from 5-8 at the Historic Train Depot, will include train and carriage rides. Holiday Market will be open from 5-8, Santa will make a visit and will have 2 new Christmas Displays in the Depot. The Christmas Market at the Depot will be December 10 from 10AM-4PM, the Christmas parade will start at 5PM, Saturday December 10th. Working on annual assessment to turn in January.

Unfinished Business: None

New Business:

- A. **Alcohol Licensee Change to Maria G Salcido Vega – El Manzanillo Mexican Restaurant:**
Jason Phillips made a motion to approve alcohol licensee change to Maria G Salcido Vega, El Manzanillo Mexican Restaurant; David Pressley seconded the motion; motion passed 6-0.
- B. **Vote to allow variance for Neal Project:** Michael Crump said the Planning and Zoning Board met on Tuesday, November 1st, and reviewed the application for the request of variance. The request by the property owner was a variance to our ordinance that currently states the front yard requires a 35 Ft set back from a public street. They are asking for a variance to go to 20 Ft from the street, which is actually a private street because it's on a private property. That will allow them to actually pull the unit in and away from the 2 public streets that the property joins. Also, being townhomes, they don't have front yards, the only grass that they will have will be little strips that act as easements for utilities. That's really the only grass area that they will have. The Planning and Zoning Board voted to recommend to the city council to approve the variance as requested. Now again, this is not approving the final designs of the proposed building. It is just to allow them to start their permitting process to be able to put their plans into place that will be presented to council at a later date. Jason Phillips made a motion to allow variance for Neal Project; Matt Fields seconded the motion; motion passed 6-0.
- C. **2nd Reading – Historic Preservation:** Doug Ashworth read the Ordinance to amend Chapter 2 – Administration of the Code of Ordinances of Royston, Georgia; Article IV. Jason Phillips made a motion to approve; Matt Fields seconded the motion; motion passed 6-0.
- D. **2023 Alcohol Renewals:** Sharleen Ayers read the list of business that were renewing their 2023 Alcohol Licenses. Wayne Braswell made a motion to approve the 2023 alcohol renewals; Matt Fields seconded the motion; motion passed 6-0.

- E. Water System Analysis Update:** Sharleen Ayers stated that we had received back from our water engineers a completed water system analysis. This was to look forward for the next five years of improvements that are needed for the City of Royston water system. Once we gotten this analysis completed, they requested that we file with the EPD our analysis to give them the information of the possible plans for the next five years. It does not commit us to any particular upgrades or changes at any particular date, but if we were to make decisions within the next five years to do any upgrades or updates, they would need to be approve by the EPD. In order to complete that portion of our analysis, we need to have a public hearing and advertise for 30 days and then we can submit our analysis to the EPD. We have potentially brought up the date of December 20th in order to get it within this year. If we can get our public hearing done and our analysis submitted within this year of 2022 it opens us up with potential funding with the GEFA loans and other EPD possible grants and loans. That period ends on February 23 of next year, so we have to squeeze this in, in order to potentially be available for some grant funding if we were to decide we want to move forward. If we can schedule that public hearing for December 20th at 3:00 PM that will give us enough time to advertise and meet our deadline. Mayor Turman stated that we did have a meeting with our water committee and engineers a little over a week ago and would like to have a work session on December 8th with the council so that we can get the information from the engineers and get questions asked and answered. Kenneth Roach made a motion to have a work session on December 8th at 5:30PM and a public hearing on December 20th; Wayne Braswell seconded the motion; motion passed 6-0.
- F. Strategic Plan:** Sharleen Ayers said we had tabled the discussion of the strategic plan back a couple of months ago, so she wanted to bring it back up again. This has to do with funding opportunities with the ARC in this case and trying to get in with some deadlines. If we can get an approval to do a pre-application with ARC that can get us started on the stage of the strategic plan, but it does not commit us to doing a strategic plan. Currently we got new ARC maps, and our district in Royston is considered a distressed area and we would qualify for an 80/20 split to apply for any grant funding. We would have to have a 20% match for the total amount that we requested for a strategic plan. Michael Crump stated that it would be for Fiscal Year 2023 which began October 1st, to next September 30th, that's the current matching that we would fall under. The county is an at-risk county and is a 70/30 match but because there are three distressed areas in the county and Royston being one of them, we are currently at the 80/20. Sharleen said we had Ms. Diane Marshall who wanted to speak on behalf of the strategic plan. Ms. Diane Marshall, 34 Carnes Street approached council. She works with Marjorie Moore at the Downtown Market. The main concern for the Historic Preservation is our downtown area the stores that are being utilized for the storage are a real fire hazard. Storage areas provide an atmosphere for rodents, and they end up chewing the wiring and that leads to danger and potential fires. Encourage store owners to clean up their store fronts, and everyone make this town a beautiful place. Sharleen Ayers stated that the strategic plan can actually help a city with making these plans with blighted properties in downtown areas, cleaning up your city, making your walkways safer, that is a big portion of what the strategic plan is all about. If you can get community involvement, council involvement, and get a plan together, those plans that we get can help us get grants and get our city growing again. Michael Crump said if we get the grant and put the plan in place, then we have things in place when grant opportunities come available because their first question is "where is your plan?" and that's one of things you have to check off. Whatever group that we choose to come in and do this, they come in, they canvas the area, they hold public meetings. They will use their resources to pull this information together and do a presentation to the city as to what we can become and set goals for us. Mayor Keith Turman said he attended a District 2 meeting in Hartwell, and we had several representatives, some from DCA and also USDA and they were speaking on all the funding that were available for communities such as ours, but we have to have a plan in order to receive those funds. The USDA said they had money available to communities, but you have to have a plan in order to do it. A lot of the money are "in lieu of" grants that wouldn't cost you anything. It would be funded through USDA for economic development. He thinks we are missing out on some of the opportunities because everything we want to try to fund is based on what's in the general fund. Can we do it based on the annual budget that we do every year? Having a plan together, being able to utilize the GA Mountains Regional Commission, the Appalachian Regional Commission, the USDA to help fund and build our city. Others are doing it based on someone helping them with a plan and funding. Going forward if we are going to grow our city, we have to start looking at those opportunities. Michael Crump said that earlier in the year he met with our ARC representative, and they like infrastructure projects and he talked to her but the first thing she said was "where's your plan?". She strongly suggests that we look at having a strategic plan. Sharleen Ayers asked if we wanted to go ahead and approve submitting a pre-application with the strategic plan and then perhaps schedule a work session with the Regional Commission or ARC to come and talk

to the council about everything that is involved in a strategic plan. David Pressley made a motion to submit the pre-application plan; Jason Phillips seconded the motion; motion carried 6-0.

Executive Session: Wayne Braswell made a motion to enter into executive session for discussion of personnel and potential litigation; David Pressley seconded the motion; motion carried 6-0. Executive session entered at 6:02 PM. Motion was made by Kenneth Roach to re-enter regular session; Jason Phillips seconded the motion; motion carried 6-0. Regular session was re-entered at 7:09 PM.

Final Council Actions and Comments: None made.

Adjourn: Jason Phillips made a motion to adjourn; Wayne Braswell seconded the motion; motion carried 6-0. Meeting adjourned at 7:09 PM.

Tonya Allen, City Clerk

Mayor Keith Turman

(SEAL)

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