



**CITY OF WALNUT GROVE**  
August 10<sup>th</sup>, 2023  
1021 PARK STREET MUNICIPAL BUILDING  
MAYOR AND COUNCIL

**Council Session Meeting Minutes**

**ELECTED OFFICIALS PRESENT:**

Mayor - Mark Moore  
Mayor Pro Tem - Stephanie Moncrief  
**Council Members-**  
Linda Pilgrim  
Erica Miles

**STAFF PRESENT:**

City Clerk – Kimberly Whitlow  
Public Works - Brian Pilgrim  
City Attorney - Tony Powell  
Asst. City Attorney- Jay Crowley  
P&Z Administrator- Joe Walter

**OTHERS PRESENT: Bobby Bullard**

- I. CALL TO ORDER** - Mayor Mark Moore
- II. INVOCATION** - Tony Powell
- III. PLEDGE OF ALLEGIANCE** - All Participated
- IV. ROLL CALL** – Linda Pilgrim is not present but everyone else is present.
- V. AGENDA APPROVAL** – Mayor Moore- Is there a motion to approve the agenda as submitted? Stephanie Moncrief- I make a motion to approve the agenda as submitted. Mayor Moore- Is there a second? Erica Miles- I second. Mayor Moore- Any further discussion? Stephanie Moncrief- We do need to make a few changes if we could. There are a few things on there that need to be deleted. Tony Powell- You can shorten it. Mayor Moore- Which things would you like to delete? SM- The Forrest Glenn at our last meeting and the meeting before that we said that was no longer on the agenda. We did a motion, seconded, and removed it. We said we would bring it back up at a Work Session to discuss other options. Mayor- Mr. Powell you are going to have to answer that. You advised it would have to come on tonight's agenda. TP- It's a council-initiated application. So, council can take it off if they want to. A vote to remove it from the agenda will do it. SM- I thought we already did that. TP- You voted to table, remove it, you moved to remove it from that agenda. What I understand that you are doing with that item is sending it back to the Planning and Zoning administrator for him to continue to bring that forward. Mayor- Okay, so, we would like to remove the rezone...what's the other item? SM-The minutes are not in the packet. So that needs to be put for the next meeting.

Mayor- There are no actual minutes listed, it's just a headline. SM- We can take it off then? Mayor- If you'd like to. SM- yes. I have one more question about the invoices over \$5000. Is that a yearly thing? It doesn't state on the invoice. Mayor Moore- This is the yearly premium for the GA Municipal Agency. SM- It's just the statement, it doesn't state what insurance premiums. So, I would just be curious to see that. Is there a problem with putting it off until the next meeting? Mayor Moore- No. Well, we will remove that too. With that being said the only thing under the consent agenda is the financials. Is there a motion to approve the agenda as amended? SM- Yes, I will motion to agenda the agenda. EM- I will second. Mayor- Any further discussion? All in favor? SM and EM- I.

## **VI. OLD BUSINESS**

**1. EMERALD COVE PAVING**—Jay Crowley- Back in early July my office received 3 bids related to the Emerald Cove Paving. I believe the council has seen those. The first one is LNCO which is a bid over \$20,000. We received a bid from Falcon Design and we received a 3<sup>rd</sup> bid from Volkert Engineering which was not submitted correctly. It was not a sealed bid. It was emailed to me, and it was \$10,000 for the oversight for the engineering. Mayor- Is that Volkert? So, It didn't approve? JC- No, it did not meet. SM- Jay, will you share with us what we discussed at the last work session? That putting out an RFP that we were told we had to do. I believe you or Mr. Powell stood up and said this is not a requirement but what we do need to do is address these bids and that a meeting with a developer, engineers, is allowed. We could go to them, ask them to work with us and see what we can do with those engineering companies to get a lower cost to the city to engineer and oversee the project. Jay Crowell- Engineering services are much like attorney services. They are professional, so the city does not have to take the lowest bid because it is a preferred vendor. There is no duty on the city to put on bids. There is not requirement for the city to approve any of these tonight. The city can deny all of the bids and can go negotiate with other bids that they would like for this specific project. Mayor- Was there any further discussion? Is there a motion on the bid approval? Stephanie Moncrief- I make a motion to deny these bids and have a committee led by Council member Miles and I. We will go out to the engineering companies to oversee the project. Mayor Moore- Is there a second? Erica Miles- I second. Mayor Moore- Any further discussion? All in favor? SM, EM- I. Mayor- Motion approved.

**2. PUBLIC HEARING- KIPPY CLARK AND PAUL JONES.** —Mayor-

This is the public hearing for the rezoning on the Walnut Grove Parkway. Is the applicant here? Come on up. Bobby Bullard – Good evening, my name is Bobby Bullard and I work with Bullard Land planning. We’ve been in business since 1990. We have been hired by Kippy Clark and Paul Jones. We have been working on this project for 2 years now. I’ve got a package in front of you if we could go through it. The second page is our site plan. I believe we went through it the other day and yall have had a chance to look at it. It has mixed use and a lot of people have shown interest in wanting this in Walnut Grove. Bobby Bullard goes over the packet in front of him. Bobby Bullard- we just want to encourage you guys. We would like to be considered and get the sewage taps as soon as we can. We just encourage you to do the sewer upgrades and we would like to reserve any that we can. I want to reserve the rest of my time for any questions you may have. Mayor Moore- Council do you have any questions? Erica Miles- I don’t have any. Stephanie Moncrief- I appreciate your patience. I think this is a great and I do not have any questions. Mayor Moore- is anyone else in favor of the public hearing of the applicant. Is there anybody here opposed to this project? Citizen- What will be the impact of the schools? Stephanie Moncrief- Mr. Lindsey Allen, the principal of the HS was here. We asked about development and we asked what kind of impact it would have and he assured us that the schools can handle growth. This type of growth, we do not need to be concerned about it. Erica Miles- He told me that 100 students will not faze the school at all. The room is there but they would need to hire more teachers. Mayor Moore-All in favor? All- I. Is there a motion to approve or deny? Erica, I make a motion to approve. The rezone as is. Mayor Moore- Is there a second? Stephanie Moncrief- All in favor? All- I. Joe – Will you please restate the motion with the conditions from the planning commission? Mayor Moore- Is there a motion to amend the approval to accept the condition from planning and zoning? Erica Miles- I make a motion to amend my motion. Mayor Moore- Is there a second? Stephanie Moncrief- I second. Mayor Moore- All in favor? All- I

**3. Appointment of the City Clerk as Official Records Keeper-**

**Second Reading**—Jay Crawley—This has come before you many time before. This is to appoint Ms. Kimberly to be the record keeper of Walnut Grove. There is also a record retention policy being adopted. Mayor Moore- Thank you. Is this the second reading or third reading? Jay Crawley- This is the second reading. Mayor Moore- Is there a motion to appoint the City Clerk as the official records keeper? Stephanie Moncrief- I make a motion to appoint the City Clerk as the office records keeper. Mayor Moore- Is there a second? Erica Miles- I second. Mayor

Moore- any further discussion? All in favor. All- I. Mayor- Approved.

**4. Walnut Grove Gas Station—Review of exterior.** Mayor Moore- We've discussed this during the work session. Joe Walter- Mayor and Council you have in your packet the most recent amendments to the gas station exterior. I believe the builder is here as well. One of the conditions is that all external architectural designs must be approved by Mayor and Council. This process started back with the planning commission. Several conversations we've had with you all about getting additional elevation of the rear of the building and of the side showing the canopies. So he has presented those and we discussed those at the work session so in order for him to continue with a building permit, he is requesting that you consider and approve what is being presented. Mayor Moore- Is there a motion to approve or deny the exterior of the Walnut Grove Gas Station. Erica Miles- I make a motion to approve the exterior of the gas station. Mayor Moore- Is there a second? Stephanie Moncrief- I seconded with discussion. I would like to add the canopy as a condition, and I'd like you to amend your motion with that added on. I have a question. Is this truck parking in the back? Unknown voice- Yes, that is truck parking. Stephanie Moncrief- Would this be apart of this approval today? Joe Walter- This is just for approval of the exterior. Mayor Moore- For the citizens here's a picture of the exterior. \*Citizens chatter\* Mayor Moore- Call to Order. Erica Miles- I amended my motion to approve the gas station as submitted with a condition of the canopy in the back matches the canopy in the front. Mayor Moore- Is there a second? Stephanie Moncrief- I second. Mayor Moore- Any further discussion? All in favor? All- I.

**5. Ethics Ordinance- Second Reading—Jay Crawley—**again, this is something that's been before you many times. This is the second reading which is updating the city's current ordinance. If there are any questions, I'd be happy to answer. There were no changes to this second reading. Mayor Moore- Is there a motion to approve? Stephanie Moncrief- I make a motion to approve the ethics ordinance as submitted. Mayor Moore- Is there a second? Erica Miles- I second. Mayor Moore- Any discussion? All in favor? All- I.

**6. Text Amendment- 2012 Zoning Ordinance – Joe Crawley-** I'll be brief because I can see the look on Mrs. Moncrief's face, but this was advertised as a public hearing. I am going to request you have a public hearing. This was put forth to clarify some

issues. In previous work sessions it was discussed to send it back to planning and zoning for further discussion. Mr. Powell can verify if you need to officially send it all back. Mayor Moore-I wanted to call for a public hearing but before I do that I want to clarify. Forrest Glenn is our only mobile home community that has been around since 1965 and due to an oversight in 2012 they inadvertently put the city as an R2 which means they are not in compliance with our current ordinance so what we are trying to do is fix it so they are in compliance. We feel that it's just housekeeping, and it needs to go back to planning and zoning but I would like to hear your comments on this. Would anyone like to make a comment? Anyone like to make a statement opposed to this? Okay, in this situation I would like to kick it back to the council. Is there a motion to approve, deny or send it back to planning and zoning for further review? Stephanie Moncrief- I make a motion to send this back to planning and zoning for further review. Mayor Moore- Is there a second? Erica Miles- I Second. Mayor Moore- Any further discussion? All in favor. All- I Mayor Moore- So moved.

**7. MILLAGE RATE ROLLBACK**—Mayor Moore—City of Walnut Grove wants to roll back the millage rate and keep our taxes the same. There are two things I wanted to share with the citizens. 5 year history. This will, this is our current history. What we will do, we will roll that back from a 5.197 to 4.928. There is a zero-tax increase for the City of Walnut Grove. We are not increasing taxes. We are here to listen to the public if you are for this roll back or if you'd like to increase taxes. Is anyone in favor of rolling back our taxes? Is there anyone opposed to rolling back our taxes? Is there any further questions? So, I'm sending it to council. Is there a motion to approve or deny that millage rate rollback? Erica miles- I make a motion to approve the millage rate rollback to 4.928. Mayor Moore- is there a second? Stephanie Moncrief- I second. Mayor Moore- Any further discussion? All in favor? All- I.

**8. Nuisance Ordinance—First Reading.** Jay Crawley—Yes Mayor this is updated the city's current ordinance so we can easily deal with eye sores in the city. Mayor Moore- Thank you. Is there a motion to wave the first reading of the nuisance ordinance? Stephanie Moncrief- I make a motion to wave the first reading of the nuisance ordinance. Mayor Moore- Is there a second? Erica Miles – I second. Mayor Moore- All in favor? All-I.

**8. Parliamentary procedure and meeting rules**—Jay Crawley—An ordinance within the city of Walnut Grove to establish parliamentary procedures of meetings. Mayor Moore- Is there a motion to wave the first reading of parliamentary procedure? Stephanie Moncrief- I make a motion to wave the first reading of parliamentary procedure. Mayor Moore- Is there a second?

Erica Miles- I second. Mayor Moore- Any discussion? All in favor? All- I.

**PUBLIC WORKS REPORT-** Brian Pilgrim- We have added another employee. We are working hard to keep our city property mowed. A huge shout out to TLC landscaping for helping us with the ball field. Also preparing for the Park Market this weekend.

**CITY CLERK REPORT-** 13 citations. 9 ball field rentals and 4 pavilion rentals.

**MAYOR REPORT-** Pollinator garden. Been meeting about the sewer this week. I'm going to share what the citizens asked for, for a timeline for Emerald Cove. I want to fix Emerald Cove, but we cannot afford to spend half a million/three quarters of a million dollars. We can't afford it. We have to come up with another solution. Another thing that I wanted to point out— Some of the corrective paving that we've been speaking to is with Allied Paving and they have suggested grind down the edges. Allied paving did the prep work for Magnolia Springs. Same company you've been talking to did it with the same results. The county did not tell us they could not feather the edges. Let me do my job and I will fix it. You can't ask us to tear up the whole road and put it back together again. That's a huge amount of money. My job is to say, engineer, I have a job that needs to be done and tell me how to do it. I'm sorry this happened to yall and this most obvious solution is the grind the edges. We've got engineers and reports, and I will share the timeline. I'm an honest man and whether or not you agree with me that's fine but I stand by what I say. With that being said, I'm going to close my report. I will share this information and I will share anything that anybody wants. When I became Mayor I ran on transparency. My minutes are verbatim. So, if you have a question, you read them and come up with your own conclusion. Kippy Clark is a great thing for our downtown so that's exciting. We have new employee. He's a wonderful employee and we are excited to have him. Ms. Kimberly has come in here and really taken charge of the City Clerk job and we are fortunate to have her. Overall, I am really excited to have her.

**ADJOURN. Mayor Moore-** Is there a motion to adjourn?  
Stephanie Moncrief- I make a motion to adjourn. Mayor Moore- Is there a second? Erica Miles – I second. Mayor Moore- Adjourned.

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**Kimberly Whitlow, City Clerk    DATE**

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**Steven Mark Moore, Mayor    DATE**

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**Tony Powell, City Attorney    DATE**

**COUNCIL MEMBERS:**

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**Stephanie Moncrief    DATE**

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**Linda Pilgrim    DATE**

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**Erica Miles    DATE**