**Minutes**

**Forsyth City Council Meeting**

**October 7, 2024**

**Call to Order**

Mayor Pro-Tem, Chris Hewett, called the meeting to order at 6:00p.m.

**Pledge of Allegiance, Invocation by Mr. Lloyd Strickland, and Roll Call**

Mayor Pro-Tem Hewett led the Pledge of Allegiance. The invocation was led by Mr. Lloyd Strickland. In attendance for the meeting was Mayor Pro-Tem Hewett, Councilmembers Josh Hill, Lois Allen, Greg Goolsby, Charles Wilder, and Mike Dodd. Also in attendance was the City Manager, Craig Mims. Not in attendance for the meeting were Mayor Wilson, Assistant City Manager, Regina Ivie, and City Attorney, Bobby Melton. Five members of the council were in attendance for the meeting; therefore, all unanimous votes will be five votes (Hill, Allen, Goolsby, Wilder and Dodd).

**Approval of the agenda.**

Mr. Dodd offered a motion to approve the agenda as presented. Seconded by Mr. Hill; the motion carried unanimously.

**Approval of the minutes from the council meeting held on September 16, 2024.**

Mr. Goolsby offered a motion to approve the minutes from the work session and council meeting held on September 16, 2024 as presented. Seconded by Mr. Dodd; the motion carried unanimously.

**Approval of a street closure request on December 5, 2024 for the Hometown Holiday Parade**

Mr. Goolsby offered a motion to approve the street closure request on December 5, 2024 for the Hometown Holiday Parade. Seconded by Mr. Dodd; the motion carried unanimously.

**Approval of an Alcohol License application for Bonzu Max** **Inc. dba Bonzu Japanese Steak & Sushi**

Mr. Dodd offered a motion to approve the alcohol license application for Bonzu Max Inc. dba Bonzu Japanese Steak & Sushi. Seconded by Mr. Goolsby, the motion carried unanimously.

**Public Hearing to consider an application for rezoning by PrimePoint Ventures, LLC; Castleview Development Partners, LLC, George Emami for tax parcel 054 022A**

Mr. Dean Nelson, the Community Development Director, stated that Mr. Emami at PrimePoint Ventures is requesting to have the parcel located at 644 Montpelier Road from Residential Low Density (R1) to Traditional Neighborhood Development District (TND). He stated that the parcel was previously rezoned in 2022 to allow for (R2) lot widths in sizes. Castleview Development Partners wish to use the property for a HOA governed 55 year and older community known as Heritage Place. He stated public hearing was advertised and sign had been placed at location to notice of the public hearing for rezoning.

He stated during the August 26, 2024 Planning and Zoning Commission meeting recommended approval of the zoning request with the following conditions; Altered alleyways into design that to eliminate alleys in lots 20, 21, 23, 24, 25, and 54. Essentially that is where the cul-de-sacs are located, planning and zoning requested that the alleyways not be in those cul-de-sacs, but have parking for longer driveways into the back. Traditional Neighborhood Development requires either alleyways with parking in the rear or in this case longer driveways that go to the rear for parking. Additionally, the other condition was that this development be required to be fifty-five year and older housing, for older persons governed by HUD federal laws and regulations. The motion passed four to one with two members absent.

Mayor Pro-Tem Hewett opened the public hearing for comments in favor of or opposition to the proposed request for rezoning by PrimePoint Ventures, LLC; Castleview Development Partners, LLC, George Emami for tax parcel 054 022A.

Mr. Steven Rowland, with Rowland Engineering, at 107 Industrial Park Drive stated that this is a thirty-five-acre parcel formally known as Manor at Montpelier Phase three. The parcel is currently zoned as Residential Low Density (R1) with a variance for lot size. The previous proposal proposed forty-eight lots with 2.9 acres of open space. He stated that they are requesting a rezoning for Traditional Neighborhood Development (TND) and they propose sixty lots. This proposal includes 52.2% of the parcel as open space. Traditional Neighborhood development (TND) is a standard City of Forsyth zoning category. They are not seeking any variances. He stated that the neighborhood is proposed to be set up as a fifty-five and older community. It will be designed to be pedestrian friendly. A traditional neighborhood with houses close to the road, no driveways in the front of the houses, they will have shared alleys and driveways in the rear of the houses for garages and parking, with sidewalks on both sides of the roadway and the houses will be close together. Mr. Rowland stated that the entrance has been moved so that it does not line up with the Manor of Montpelier.

Mr. Wilder questioned whether the community would have a recycling center.

Mr. Rowland stated that the community will have standard-sized streets with no restrictions for recycle trucks.

Mr. Wilder questioned if the community would have a Homeowners Association (HOA) and if they could control who moves into the houses.

Mr. Rowland stated that a Homeowners Association would be established and would operate off of HUD guidelines. They will have stipulations and guidelines for inheritance if the fifty-five year or older person is to die.

Mrs. Allen questioned if it would be a play area for grandchildren.

Mr. Rowland stated that they have open space for a play area.

Mr. Goolsby questioned the price range of the houses.

Mr. George Emami stated that most homes are two and three bedrooms it depends on the size of the home for the price per foot total.

Mr. Goolsby questioned Mr. Nelson, the community Development Director, on how you would connect the fifty-five year and older to the rezoning.

Mr. Dean Nelson stated that it could be zoned with the condition and if the parcel is sold the new owner would have to bring the rezoning request before the council.

Mr. Hill questioned the front 15.6 acres off of Montpelier Road could be built on.

Mr. George Emami stated that the number of home sites would be the maximum density allowed for the development. They have no intention of developing that portion of the property. He stated that it would

Mr. Hill questioned, is there any written response from the wastewater management company regarding the additional homes proposed.

Mr. George Emami stated that every project starts with a first meeting, typically the water and sewer capacity are dealt with ahead of the development. He stated he would think that everything is ok being that he has made to this portion of the process.

Mr. Hewett questioned the statistics for cars per home.

Mr. Emami stated he would think maybe some homes will have one car and some will have two.

Mr. Wilder questioned safeguards regarding rentals.

Mr. Emami stated that they are low risk developers. They have two to three homes built speculatively and other homes would be from people that come and order they would already be presold.

Mr. Hill questioned how they would guarantee that this property gets off the ground and is not like a similar property in town.

Mr. Emami stated that before they begin developing, they are going to make sure that financing is 100% secure. It will be a banking institution that will not be ok with things sitting still.

Mr. Goolsby stated he would like to have something in the motion that indicates a start and completion date.

Mrs. Allen stated that she is looking forward to seeing affordable homes in the city.

There being no further comments in favor of or opposition to the proposed request for rezoning by PrimePoint Ventures, LLC; Castleview Development Partners, LLC, George Emami for tax parcel 054 022A Mayor Pro-Tem Hewett closed the public hearing.

Mr. Goolsby offered a motion to approve the proposed request for rezoning by PrimePoint Ventures, LLC; Castleview Development Partners, LLC, George Emami for tax parcel 054 022A as recommended by the Community Development Director with the conditions of not exceeding 60 lots, with a start date twenty-four months from today and a completion date twenty-for months past the date that roads and infrastructure are ready. Seconded by Mr. Dodd; the motion carried unanimously with four votes (Hill, Goolsby, Wilder, and Dodd) and one in opposition (Allen).

**Approval of a street closure on November 2, 2024 for the City of Forsyth Fun Day**

Mr. Goolsby offered a motion to approve the street closure request on November 2, 2024 for the City of Forsyth Fun Day. Seconded by Mrs. Allen; the motion carried unanimously.

**Approval of Requisitions Greater than $6,000**

* **Wade Tractor & Equipment - $26,528.56**

Mr. Dodd offered a motion to approve the requisitions greater than $6000 as presented. Seconded by Mrs. Allen; the motion carried unanimously.

**City Manager’s Report**

Mr. Craig Mims, the City Manager, reported that:

-Thank you to all City Departments for participating in storm preparation and response last week as Hurricane Helene approached.

The Police Department received a grant for $3,175.00 from the Patrick Leavy Bulletproof Vest Partnership Grant Program.

The Police Department was also awarded the “Spark Grant” by Walmart for $2,500.00. This Grant will be used to purchase promotional items for our crime and traffic educational programs.

**City Attorney Report**

Mr. Bobby Melton, the City Attorney, was not present to report.

**Mayor’s Report**

Mayor Wilson was not present to report

**Council Board Reports**

Mrs. Allen thanked the fire department for removing a tree in Brookwood Heights and for putting out a car fire.

Mr. Hill stated that as part of the Downtown Development Board and Main Street a calendar of events has been released for upcoming events in the City of Forsyth. He encouraged every to check the calendar and participate.

Mrs. Allen stated that she attended the district six meeting, and she enjoyed it. She stated they discussed cities reading to children and she would speak with the Mayor Wilson regarding joining the Mayor’s club to participate. Mrs. Allen stated that Mayors and council members in attendance for the meeting gave reports about their communities and she was happy to report that the City of Forsyth was doing great things.

Mr. Dodd stated they had a golf board meeting and discussed the City of Forsyth hosting the Municipal Electric Authority of Georgia Board for golf and decided to waive the green fees.

Mayor Pro-Tem Hewett stated that the Hospital Board will be meeting at the Hospital in the conference room on Thursday, October 24, 2024 at 6:00p.m.

**Additional Business**

Mr. Wilder questioned if there is a log or documentation that council can access to deal with people that may have questions regarding code violations with their property.

Mr. Craig Mims, the City Manager, stated we do keep documentation and can provide him council with that information.

Mr. Hill provided the number for residents to call if they need to report issues with water and power. He stated that he has asked the city to take part in a meeting with residents of Manor at Montpelier and Pecan Circle to discuss the discoloration of water.

Mayor Pro- Tem stated Betsy Lynn has discolored water.

Mr. Goolsby questioned if anyone recalled voting unanimously on closing the street near Fox City and the alleyway behind there.

Mr. Wilder stated the Fox City Witches Ride, but did not recall closing an alleyway.

Mr. Goolsby questioned the owner of Bonzu Japanese Steak House on his potential opening date.

Mr. Stephen Lui stated potentially in November.

Mr. Dodd stated for clarification that the number provided for residents to call in is the after-hours call-in number, they should submit a ticket on the City App.

**Public Comments**

Mrs. Angel Latch, at 15 Mornside Drive, stated that the Country Club area has a water issue. She stated that it has been an issue every thirty days. She stated several people in the neighborhood have issues and she has seen the water herself. Mrs. Latch stated that her son started developing white spots on his back, she took him to see a dermatologist. He has a bacterial infection from swimming in pond water. She stated that when she speaks to people about the water in Forsyth, they state that they do not drink the water. The water issue is not new, it is something that has been going on for a long time now. She stated that she speaks for all the children, she will not be going away.

Mr. Dodd questioned her address and told her to go to the city app and submit a ticket for discolored water. He stated there have been water main breaks that cause the discoloration, but as far as the water it is safe to drink.

Mrs. Latch stated that she was told some gossip that it was requested to see the water plant and it was denied and that someone seen it and the water was like mud. She stated that she would find out what is gossip and what is not.

Mr. Goolsby stated that we have a contractor that handles our water. He stated that the information should be given to the City Manager so that he can get with the contractors and get the proper information out to customers.

Mr. Hill stated that we wouldn’t put out anything that isn’t true, she needs to bring her concerns, we have quality people that look into things and let’s make sure that transparency is key. It is important to get the information from the water department so that we can find common ground and move forward.

Mr. Daren Latch, at 15 Mornside Drive, thanked the city officials and staff for what they do. He stated that he learned that there are water issues, and the city and county refuse to talk to each other. He stated that Mrs. Latch is not a river swimmer or pond swimmer. He stated he learned that we had been approached by a large manufacturing company that would offer three hundred plus jobs for the City of Forsyth. He stated that everything matched up, but we could not guarantee the supply of one million gallons of water per day. He would come back with more of his research. He stated his opinion with his research on warehouses they are fly by not companies they will not last. He stated that Manufacturing on the other hand is transferable if one does not work out another will. He stated water becomes an issue, most people are reporting brown and yellow water. He stated he was told by a reliable source that he needed to go and take a look at our water plant facility, it looks and smells like a pond. He questioned if we have mapping and infrastructure report on the aging condition for the entire network and what will be done in years to prevent failure of our water system. Mr. Latch questioned if flock system cameras will be installed at Country Club Park.

Mr. Mims stated that cameras will be installed when construction of the park is completed and that the engineer is present to address the issues with the water.

Mr. Carl Hofstadter, the city engineer, stated that this is a very common problem in older water systems. The City of Forsyth has an old infrastructure, the architecture is great but over time they do wear out. The water that comes out oof the water plant meets all EPD standards and is good. He suspects that it is galvanized or cast-iron pipes. When you have construction, something shakes the pipes and even flushing fire hydrant. The pipes crust up it breaks loose and then comes into your house. The only was to solve the problem is to localize the problem, it is usually in the older communities, it may be in the service line. He stated when we receive complaints, they need to pull samples from the meters to see where it is coming from. We must abandon pipes and put new pipes in. He stated that every city with any age on it is having this problem.

Mr. Goolsby stated to Mr. Latch that he is not aware of any information about three hundred jobs. He stated that he serves on the Development Authority Board, and they have never lost a business due to water. They have worked with the county and have water connections on the north and south side of the water system. Water is not an issue with development in the City of Forsyth. He stated that it was a plant that did not come here it, but was because the residents did not want it here.

**Executive Session (if necessary)**

Mr. Hill offered a motion to go into executive session for real estate at 7:30p.m. Seconded by Mr. Goolsby; the motion carried unanimously.

Mr. Goolsby offered a motion to end the executive session at 7:57p.m. Seconded by Mr. Dodd; the motion carried unanimously.

**Adjourn**

There being no further business to discuss, Mr. Goolsby offered a motion to adjourn the meeting at 7:58p.m. Seconded by Mr. Dodd; the motion carried unanimously.

**Minutes submitted by:**

**Shayla Furlow, Assistant City Clerk**