

City of Bowdon
Mayor and Council Meeting/Public Hearing
Monday, March 11, 2024
7:00PM
Mayor and Council Chambers, 182 Grammar School Road

I.- VI. Agenda Items:

The Mayor and City Council met for a regular meeting and Public Hearing on Monday, March 11th, 2024. The meeting was called to order by Mayor Randy Saxon at 7:00PM.

The invocation was led by Councilmember Wes McEntyre and was followed with the Pledge of Allegiance.

Members present: Mayor Randy Saxon
Mayor Pro-tem Marty Johnson
Councilmember Jan Johnson
Councilmember Wes McEntyre
Councilmember Bobby Elliott

Staff present: Police Chief Mark Brock
City Clerk Susan Pierce
Main Street Director Jan Gibbs

The minutes from February 12, 2024 meeting were approved with no objections. The agenda was approved with no objections.

VII. Public Hearing

1. Zoning Change Request – Hills & Dales LLC property, parcels B04 0190054, B04 0090002, and B04 0050004, from M-Industrial and R1-Residential to R1-10 Residential. Mayor Saxon asked for comments in favor of the zoning change request.
John Sammon, broker from Georgia West Realty, stated that the houses planned would be in the \$350,000 price range, similar to Cedar Park Subdivision in Carrollton. Councilmember McEntyre asked how long it would be to groundbreaking, and Mr. Sammon said 4-6 months with possible home sales by end of year. Councilmember Jan Johnson asked about the buffer on the east side, and Mr. Sammon stated that yes, it was in the plans for a buffer there. The long-term goal is for around 85 homes to be built.
Mayor Saxon asked if there was anyone opposed; no one spoke in opposition.
2. Alcohol License Request – 340 E. College St., Bowdon Food & Gas/Bowdon Holdings LLC.
Mayor Saxon called for comments in favor of granting the alcohol license, and stated that the owners were running late, but they were on their way.
Mayor Saxon then asked if there was anyone opposed.
Councilmember Jan Johnson said she was still concerned with the foot traffic crossing the road, and that there were residential homes across the street and beside and behind the property.
Noah Steed of 401 E. College Street, across the street from the store, reminded council that there was a license denied a couple of years ago when he was on the council at a different location because of the character of the neighborhood. He also reminded council that in the ordinances, where commercial property is in close proximity to residential property, screening may be required. He is also concerned about the hours of operation.

Motion by Councilmember Jan Johnson to exit the Public Hearing; second by Councilmember McEntyre; motion carried unanimously.

VIII. Public Comments

Andrew Stewart, Chairman of the Planning Commission, spoke regarding the zoning change request. He informed council that the Planning Commission had met and voted to recommend approval of the zoning change for the Hills & Dales property.

Motion by Councilmember McEntyre to accept the recommendation of the Planning Commission to rezone parcels B04 0190054, B0 40090002, and B04 0050004 from M-Industrial and R1-Residential to R1-10 Residential as presented; second by Councilmember Elliott; motion carried unanimously.

The owners of Bowdon Food & Gas arrived. Lisa Morchower, attorney for owner Rahim Gillani, spoke, stating that her client had met all of the requirements for the convenience store and approval of an alcohol license, including advertising and background checks. Mr. Gillani said he had worked in convenience stores for many years and had no citations. Ms. Morchower then presented a Preservation of Constitutional Rights and Objections Related to Alcohol License Application of Bowdon Holdings LLC, in case the application was not approved.

Motion by Councilmember Marty Johnson to approve the alcohol license for Bowdon Food & Gas/Bowdon Holdings LLC; second by Councilmember Elliott; motion carried 3-2, with Councilmember Jan Johnson and Councilmember McEntyre voting against, and Mayor Saxon voting in favor, breaking the tie vote.

IX. Business Session

- A. Bowdon Gymnastics Addition – Geotechnical Report Proposals – Mayor Saxon presented bids from Geo Hydro Engineers - \$7320, Nova – \$9060, ECS Southeast - \$10,020, and Terracon - \$9720. He recommended going with Geo Hydro Engineers as the low bidder at \$7320. This price includes utility locate service.

Motion by Councilmember Elliott to approve Geo Hydro Engineers to conduct the soil borings, testing, consulting and reporting, including the utility locate service, for the Gymnastics Center addition; second by Councilmember Jan Johnson; motion carried unanimously.

- B. City Manager reports – Mayor Saxon informed everyone that council has agreed to hire Jim Triplett as Interim City Manager for 4 months, and we will begin the process of advertising for a full-time city manager.
- C. Department Reports – no comments

X. Financial Session

- A. Property Tax Unpaid Balance summary – no comments
- B. February Financial Reports – Councilmember Jan Johnson asked about the audit. Our accountant, Rick Hartley said he hoped to have everything to the auditors sometime next week. Councilmember McEntyre asked about the unpaid property tax balance. Rick gave some insight into how the numbers on the report are calculated. City Clerk Pierce went over the budget calendar and asked if council would like to move the normal June work session from Tuesday June 4 to Monday June 3 for the Public Hearing of the Proposed FY 2025 Budget, then have the Adoption of the FY 2025 Budget on the regular

meeting night which is Monday June 10. This would eliminate the need for a called meeting to adopt the budget.

Councilmember Jan Johnson asked when we would decide on increasing the gaming fees from \$50 to \$100 per machine. We can put it on the agenda for next month.

C. Cash balances as of 02/27/2024 – no comments

Mayor Saxon asked for a motion to enter into Executive Session to discuss personnel.

Motion by Councilmember McEntyre to enter into Executive Session to discuss personnel; second by Councilmember Jan Johnson; motion carried unanimously.

XI. Executive Session – Personnel

Motion by Councilmember Jan Johnson to exit Executive Session; second by Councilmember McEntyre; motion carried unanimously

Motion by Councilmember Jan Johnson to adjourn the meeting; second by Councilmember McEntyre; motion carried unanimously.

XII. Adjournment

Mayor Randy Saxon

City Clerk Susan Pierce