

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

Staff Present: Danny Smith, Jeremiah Still, R.V. Watts, Bill Owens, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Darrell Stone, Patrick Kelley, Chris Bailey, Beverly Harrison, Sadie Krawczyk

Visitors: Andrew Kenneson, Sharon Swanepoel, Les Russell, Gary Hobb, Harold Patterson, Anne Patterson, Andrea Gray, Lee Rowell, Angie Putman, Doug Miller, David Clemons, Jenna Lo, Mike Zech, Judy Zech, Joe Masino, Barney Howard, Rob Howard, Jason McCart, George Baker III, Steven Giles, Andrea Hill, Andrew Tripp

## I. CALL TO ORDER – JOHN HOWARD

### 1. Invocation

Council Member Larry Bradley gave the invocation.

### 2. Roll Call

Mayor Howard noted that all Council Members were present. There was a quorum.

### 3. Approval of Agenda

To approve the agenda as presented.

*Motion by R. Bradley, seconded by Adcock.  
Passed Unanimously*

### 4. Approval of Consent Agenda

- a. December 4, 2018 Council Minutes
- b. December 11, 2018 Council Minutes
- c. December 11, 2018 Executive Session Minutes
- d. December 18, 2018 Planning Commission Minutes
- e. November 8, 2018 Downtown Development Authority Minutes
- f. December 13, 2018 Downtown Development Authority Minutes
- g. November 8, 2018 Conventions and Visitors Bureau Minutes
- h. December 13, 2018 Conventions and Visitors Bureau Minutes
- i. December 13, 2018 Urban Redevelopment Agency Minutes
- j. Customer Service & Drive-Thru Renovations – Approval of renovations with the amount not to exceed \$150,000.00. (Recommended for Council approval by Finance Committee January 8, 2019)

To approve the consent agenda as presented.

*Motion by Little, seconded by Adcock.  
Passed Unanimously*

### II. PUBLIC PRESENTATION

#### 1. YMCA

Ms. Angie Putman, Executive Director of YMCA, discussed the benefits of bringing a Greater Walton YMCA to Monroe. She stated everyone benefits from the YMCA; they help people with rehabilitation and teach swim lessons. She discussed the after school program, day camp, and summer camp for kids. It is believed a YMCA would have about 8,000 members if one were built in Walton County. Ms. Putman explained there is financial assistance and scholarships for people who can't afford membership fees. The Community Needs Assessment shows that a pool is the biggest thing people want in Monroe. She stated YMCA food bank feeds 50 families every month. She discussed the history and testaments of several of the YMCA members. Ms. Putman detailed some of the different programs offered: swim team, swim lessons, basketball, exercise classes, senior citizen classes, silver sneakers, and aqua exercises. They feel the community would benefit greatly from having a YMCA. She explained that Mr. Rowell has donated 15 acres of land, with another 15 acres promised. She also discussed the research they have collected, such as the Critical Pathway Plan, Community Needs Research, Feasibility Study, and Board Readiness Survey.

Dr. Andrea Hill, with Monroe Pediatrics, discussed the rising obesity problem in America, especially with children. She stated that kids and families don't have affordable places to workout. She discussed the benefits of the YMCA. They are rigorous in their requirements, and the membership fees are affordable. She explained there is no good place for children to learn to swim in Walton County.

*No Action.*

### III. PUBLIC FORUM

#### 1. Public Comments

No one signed up for public comments.

### IV. OLD BUSINESS

#### 1. Rezone – 1600 East Church Street

Mr. Darrell Stone explained the applicant requested the item to be tabled. They need additional time to provide the information and covenants as requested.

To table the rezone until next month.

*Motion by L. Bradley, seconded by R. Bradley.  
Passed Unanimously.*

### V. NEW BUSINESS

**1. 1<sup>st</sup> Reading – Historic Preservation Commission Membership Ordinance Amendment**  
City Attorney Paul Rosenthal presented the first reading of the ordinance.

**2. Resolution – Open Records Officer**

To approve the resolution as presented.

*Motion by Malcom, seconded by Little.  
Passed Unanimously.*

**3. Approval – Election Qualifying Fees**

To approve the qualifying fees for the 2019 Election as specified in the Georgia Code.

*Motion by Dickinson, seconded by R. Bradley.  
Passed Unanimously.*

**4. Resolution – Authorizing Execution of Intergovernmental Contract with URA**

City Attorney Paul Rosenthal stated this legal document allows the City to take the next step in financing the Police Department renovations.

City Administrator Logan Propes explained the process for financing the renovation of Walton Plaza for the new Municipal Court Complex. The new Urban Redevelopment Agency, which is vested with the same members of the Downtown Development Authority, gives the City a new tool for redevelopment. He explained the City will be issuing Private Placement Bonds of about \$3,600,000, for a really good interest rate. This will allow the City to further our redevelopment plan which was put in place over ten years ago. The existing Police Station will be sold, which will help finance the payback of the bond loans. Mr. Propes introduced Andrew Tripp with Stifel, Nicolaus & Company, as the Placement Agent.

Mr. Andrew Tripp explained it is approximately a 10-year bond and the principle repayment will begin in about 21 months. It is a single instrument bond, which means there is one purchaser. He stated proposal requests were sent to 18 different institutions, such as national banks, super regional banks, and local banks. Only 5 out of the 18 submitted proposals, with interest rates ranging from 2.46% to 3.34%. Mr. Tripp stated the interest rates are tax exempt, and the most advantageous is 2.46% from JP Morgan Chase Bank. A bond with that interest rate can then be reinvested through the State Treasurer's Office at a rate of 2.35%. He explained the City would effectively be earning the same as paying, so it would be a neutral amount.

To approve the resolution as presented.

*Motion by Dickinson, seconded by Adcock.  
Passed Unanimously.*

**5. Downtown Green Pre-remediation Environmental Sampling**

City Administrator Logan Propes discussed the agreement with Envirorisk Consultants, Inc. (ERS) for the sampling and remediation on the Downtown Green Property. The Georgia Environmental Protection Division has requested sampling in three areas to satisfy some additional requirements. He explained the additional information is needed to help get the property into the Brownfield Program and make it a usable greenspace for the public. The proposed cost for the additional sampling and reporting is \$11,500.00. He explained to date the City has spent \$50,001.00 on all of the sampling and reporting. The total cost will be between \$200,000.00 and \$250,000.00 when the full remediation process is complete.

To approve the pre-remediation environmental sampling and reporting costs by ERS in the amount of \$11,500.00.

*Motion by Dickinson, seconded by R. Bradley.  
Passed Unanimously.*

**6. Development Agreement Stonecreek Subdivision**

City Attorney Paul Rosenthal discussed the Stonecreek Subdivision Development Agreement. He explained the agreement will essentially allow Mr. Dixon to proceed with Phase I of the project, and allow the City to accept the final plat. He stated the development agreement requires Mr. Dixon to do certain things in exchange of the City accepting the roads and the public right-of-way on Phase I. Mr. Rosenthal suggested approval of the agreement should be subject to final review and approval by his office, because there are still some minor changes to be made on the agreement. Performance bonds and maintenance bonds will be required for the infrastructure and the roads. There will only be one Certificate of Occupancy issued, until the amenities package gets installed entirely. He stated there are 49 lots in Phase I. The building permits can be gotten, but only one Certificate of Occupancy can be issued until all of the infrastructure and the amenities package are installed and completed.

Council Member Larry Bradley questioned whether Council Member David Dickinson and Council Member Lee Malcom were okay with the agreement without having a chance to review it in advance.

**1970**

**MAYOR AND COUNCIL MEETING**

**JANUARY 15, 2019**

**6:00 P.M.**

Council Member David Dickinson stated that he is okay with the agreement.

To approve the development agreement, subject to final review and approval by the City Attorney.

*Motion by Garrett, seconded by Malcom.  
Passed Unanimously.*

**7. Stonecreek Subdivision Final Plat**


City Attorney Paul Rosenthal presented the Final Plat of Phase I of the Stonecreek Subdivision for approval. He stated the plat consists of 49 of the 125 lots. There may be some additional signature lines required on the front of the plat by the Utility Department, but those will all be cleaned up in accordance with their specs. He explained this will be the acceptance of the right-of-ways to the temporary cul-de-sac next to the stormwater pond on Phase I of the Stonecreek Subdivision.

To approve the Final Plat of Phase I of the Stonecreek Subdivision as presented.

*Motion by Garrett, seconded by Crawford.  
Passed Unanimously.*

**VI. ADJOURN**

*Motion by R. Bradley, seconded by Malcom.  
Passed Unanimously.*

  
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MAYOR

  
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CITY CLERK