

The Mayor and Council met for a called meeting.

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

Staff Present: Jeremiah Still, Matt McClung, Joe Page, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Patrick Kelley, Chris Bailey, Sadie Krawczyk, Les Russell

Visitors: John Pilgrim, Richard Hawk, Chad Draper

I. CALL TO ORDER – JOHN HOWARD

1. Roll Call

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

2. City Administrator Update

City Administrator Logan Propes thanked the entire City team for everything that has been accomplished this year. It has been a struggle with all of the Covid-19 Procedures and some of the staff being affected. The City will continue to keep up with the pandemic protocols and strengthen them going into the winter season. City Hall and the other offices will continue to be closed to general walk-in traffic. The drive-thru and on-line forms will continue being utilized. He stated there are a lot of big projects winding down, but there are still quite a few to get finished up this year.

3. Central Services Update

Mr. Chris Bailey stated the facilities and grounds crews picked up 2,800 pounds of trash. Leaf Collection is staying on schedule; the new Leaf Trailer was received on November 23 and was put into service yesterday. The Police Station / Municipal Court Building is almost at the punch list stage; the biggest delay is the flooring tile. The Newsletter went out the day before Thanksgiving. He stated there have been a lot of major projects accomplished in 2019 and 2020; there is a list included in the Newsletter.

II. COMMITTEE INFORMATION

1. Finance

a. Monthly Finance Report

Ms. Beth Thompson presented the monthly Finance Report. She stated revenues and expenditures are tracking as expected based on the budget, with the exception of the Utility Fund. The Utility Fund revenues are slightly above budget, and the expenses are below budget. She explained spending was halted, due to the uncertainty of revenues with the mild weather. The City closed on the Utility Revenue Bond and received the first reimbursement of \$5 million for previously incurred expenses in Utility CIP. The Sales Tax Collections are still trending upward compared to 2019; they are 8% more than the same time last year. The City has started receiving the Property Tax Collections from Walton County. The public hearing and adoption of the 2021 Operating and Capital Improvement Budgets will be next week at the Council Meeting. She stated the Finance Department will be going into the Audit Season at the first of the year.

2. Airport**a. Monthly Airport Report**

Mr. Chris Bailey presented the monthly Airport Report. He stated the fuel sales have held strong for the year. The Fuel Tax Certification and CIP List, which were due by November 30, were submitted to the State yesterday. The Runway Paving Project bids are due by December 17 and will be before Council for approval in January.

3. Public Works**a. Monthly Solid Waste Report**

Mr. Chris Bailey presented the monthly Solid Waste Report. He stated the collection numbers stayed about the same, and he reviewed the Holiday Collection Schedule. The crews may run a route on Saturday, depending on what it looks like. He explained Mr. Danny Smith is at home recovering from COVID, but spent the Thanksgiving Holiday in the hospital.

b. Monthly Streets & Transportation Report

Mr. Jeremiah Still presented the monthly Streets & Transportation Report. Leaf collection is getting closer to being on a more scheduled route, with the addition of the leaf trailer. He stated one trailer dump is averaging about two tons of leaves. The trailer is being used in tandem with the other truck, which is allowing a more aggressive attack. The crews are working approximately fifty to sixty hours a week. The crews are in the middle of their winter prep and maintenance programs. Mr. Still stated the Roadway Assessment Report was delayed due to COVID; he will present the report to Council in January.

4. Utilities**a. Monthly Electric & Telecom Report**

Mr. Brian Thompson presented the monthly Electric & Telecom Report. He stated the line loss numbers are coming down, but they are continuing to investigate the reason it went up. The transformer and other materials for the Publix Project have been delivered, and the crews are clearing the right-of-ways for the overhead line in the back. The poles have been set for the second phase of the Grace Church Education Building on North Madison Avenue. The design of the first FTTX builds are under way, but will depend on when the materials are available. He explained that the Georgia Department of Transportation has decided to move forward with their Right-of-way Acquisition Fee, and he will be going to a meeting to discuss it next month.

b. Inter-Participant Transaction (IPT) Reserve Sale

Mr. Brian Thompson explained that the City is required by the Federal Government to have an excess of 15% of the City's electric need in reserve capacity. This year the City has more than that amount and can recoup an estimated \$26,000.00 by the sale of the excess reserve load to multiple Cities through MEAG. The reserve capacity would be sold to Griffin, Hogansville, Mansfield, and Oxford for one year.

The committee recommends to Council approval of the IPT Reserve Sale to the four MEAG Cities as presented.

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

c. Solar – Power Purchase Contract

Mr. Brian Thompson requested this item to be moved to the meeting next week for a vote from the full Council, because all of the documents were not received from MEAG in time to get them added onto the agenda. He explained the City does not currently have any renewable resources in the portfolio, and this is an opportunity for the City to purchase solar capacity. MEAG has been negotiating for the Cities that serve Wal-Mart, per their request. He stated the cost of solar has gone down over the last few years. Three megawatts of solar will be approximately two and a half cents fixed for 20 years, starting in 2023. The City of Monroe is projected to save an estimated \$1.3 million over the 20-year life span of the project, and the City will only be paying for the energy received from the project.

Council Member Norman Garrett questioned whether a home owner can get a solar system.

Mr. Thompson answered yes, the City has an Interconnection Agreement and a Solar Agreement Package. The problem is there isn't a lot of sunshine, due to all of the trees. He stated the Brewery has a solar system on their building.

Council and Mr. Thompson further discussed the viability of solar systems, battery storage, and tax credits.

No Action.

d. Monthly Water, Sewer, & Gas Report

Mr. Rodney Middlebrooks presented the monthly Water, Sewer, & Gas Report. The Stream Buffer Variance Public Notice for the Alcovy River and Highway 138 Sewer Extension has been received from EPD. He explained it will be up for public comments for the next 30 days, and the potential bid date for the project is set for January 21. The design and review of the Waste Water Rehab Project were approved by EPD on October 26, and the proposed bid date is January 8. There was a failed attempt at pulling the main under the river for the Loganville water line extension; they are in the process of back reaming to open the hole up more. They are currently at 34 inches and are going to try to get to 40 inches before making another attempt. He discussed the Water Study for the northern end of the system. There is \$85,000.00 included in the CIP Budget for a study and model of the water system. Weideman and Singleton modeled the system years ago; they will update the model and complete the study for \$48,800.00.

e. Purchase – Modules and Removal Tool

Mr. Rodney Middlebrooks requested to purchase 180 modules for the water plant along with a new removal tool from Dupont for \$142,750.00. He requested to move the additional \$76,385.00 funds needed over the budgeted amount from other unused line items in the Water CIP Budget. He explained that Dupont reduced the cost of the modules from \$800 each to \$725 each and reduced the removal tool from \$20,000 to \$11,500, since the City will be purchasing 180 modules at one time.

Council Member Nathan Little questioned how long the modules are supposed to last.

Mr. Middlebrooks explained when they switched to low-pressure, they were told to expect somewhere between ten and twenty years, but they only lasted seven.

Council Member Lee Malcom questioned the warranty.

Mr. Middlebrooks stated the modules will have a one-year warranty.

Council and Mr. Middlebrooks further discussed the system, the company supplying the modules, the warranty, and the amount of water produced with the modules.

Vice-Mayor Larry Bradley questioned whether there are other options, and whether other water systems have the same problems. He questioned what won't be able to be purchased because of moving the additional funds.

Mr. Middlebrooks answered there are not any other options; there are only about ten other systems within the United States. The additional funds will come from infrastructure repair and replacement for the Water Plant.

The committee recommends to Council approval to purchase the modules and removal tool from Dupont for the amount of \$142,750.00.

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

f. Approval of Addendum for Diesel Generator

Mr. Rodney Middlebrooks explained the generator was included in the original bid as Addendum #1 of the bid documents. To be more efficient, the City looked into installing a natural gas generator as the primary power source, but Walton EMC representatives said there would be no cost savings. Therefore, a diesel generator will be used as a backup. He requested to have Allsouth Constructors install a 500 KW diesel generator at the pump station for \$114,511.00.

Vice-Mayor Larry Bradley questioned what happened to the funds for the natural gas generator.

Mr. Middlebrooks stated the way the bid was done the addendum for the natural gas generator was to be discussed later. Funds were not included as part of the original approval.

The committee recommends approval of the addendum for Allsouth Constructors to install a diesel generator for the amount of \$114,511.00 to Council.

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

5. Public Safety**a. Monthly Fire Report**

Battalion Chief Joe Page presented the monthly Fire Report. He stated the department had a total of 210 calls for the month of October. There were two structure fires, one with a loss of \$4,500, and one with a loss of \$30,105.

b. Monthly Police Report

Captain Matt McClung presented the monthly Police Report. He stated they had 1,787 calls for service in October, and the area checks increased by about 5,000 from this time last year. The Part I and Part II Crimes were about the same as last year. There were four shootings and suspects have been identified in all four cases. The suspects are either in custody or there are warrants out for their arrest. The Joint Operations Unit made 12 felony arrests, with one fire arm being taken off the street.

6. Planning & Code**a. Monthly Code Report**

Mr. Patrick Kelley presented the monthly Code Report. He stated six new businesses acquired business licenses and three businesses closed. The Code office did 260 inspections and 66 permits were written. He stated the Main Street Apartments on South Broad Street are still pre-leasing; the Monroe Pavilion is on hold until January. Grace Monroe is back in action and is looking good. The City Marshals issued 322 Repair Cleanup Orders and completed 16 hours of POST Training. They also investigated a utility tampering and theft case, issuing four citations.

7. Economic Development**a. Monthly Economic Development Report**

Ms. Sadie Krawczyk stated Monroe has been invited to apply for the Georgia Exceptional Main Street (GEMS) designation in January, with the Georgia Main Street Program. There was a Story Book Walk put up this holiday season. She discussed the Shopping Passport for Shop Small Saturday. The Farmers Market is closed, but there is an Online Winter Farmers Market at monroefm.locallygrown.net. The Magical Lights are up in Childers Park, and the Christmas Parade in Place will be Thursday, December 3.

8. Parks**a. Monthly Parks Report**

Mr. Chris Bailey presented the monthly Parks Report. He stated the City website is being updated to reflect changes and upgrades to the parks. The updates will include historical aspects and future changes. Mathews Park has taken quite a transformation over the last couple of months. There has been additional playground equipment installed, the pavilion has been painted, and the new sign has been installed at the road and will be landscaped around. The restroom will be delivered as a built-in place unit, hopefully in January. The 12 Days of Christmas lights are up in Childers Park, the reworked dam held through the storms, the pond has a fountain that lights up, and the bridge is open.

III. ITEMS OF DISCUSSION

1. **Public Hearing Rezone – 1000 Highway 138**
2. **Public Hearing Rezone – 302 Michael Etchison Road**
3. **Public Hearing Variance – 249 Boulevard**
4. **Appointments (2) – Downtown Development Authority & Convention & Visitors Bureau Authority & Urban Redevelopment Agency**
5. **Resolution – 2020 Budget Amendment**
6. **1st Reading – Personnel Policy Ordinance Amendment Regarding Appeal and Grievance Procedures**
7. **Adopt – 2021 Council Meeting Schedule**

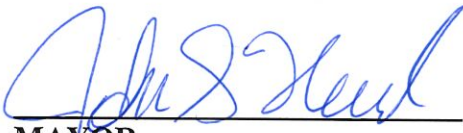
There was a general discussion on the above items. There was no action taken.

IV. MAYOR'S UPDATE

Mayor John Howard stated that he appreciates the way the entire team has worked through Round 1 of COVID, with all of the extra safety precautions. According to the Department of Public Health Walton County is still under 3,000 cases per 100,000 people. The City has gone back to standard protocols and next month the meeting will go back to being a Zoom Meeting. Mayor Howard wished Larry Bradley a Happy Birthday.

V. ADJOURN

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



MAYOR



CITY CLERK