

The Mayor and Council met for a called 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

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

Visitors: Andrew Kenneson, Les Russell, Jada Mukahanana, Stacy May, Reagan May

## **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 stated request for quotation for the Walton Plaza will be sent out within the next couple of weeks. This is for the new police department and municipal court complex that will be brought to Council in November. He explained Mr. Middlebrooks has been working on the best rehab options for the Wastewater Treatment Plant, which will also be coming next month. There are some really good pricing options that will make it work for many years, and set the City up for extending capacity in the future. The sidewalk project on West Spring Street is going well; the contractors have six or seven weeks left. The Electric crews will then install the street lights, and the trees will be planted. Mr. Propes stated the North Broad LCI Project has started, and will take about a year to complete.

### **3. Central Services Update**

Mr. Chris Bailey stated that the landscaping at City Hall is complete except for the annuals, due to the high temperatures. The annuals should be planted within the next two weeks. He explained contractors will replace the broken bricks and pavers, patch the cement in two areas that were cut for the drainage system, and pressure wash the City Hall block. Mr. Bailey explained the landscaping project total was approximately \$1,500.00 less than the amount requested. The Fire Department roof and pressure washing will begin on October 15. He stated the Art Guild still has a few more repairs for the leaks around the windows.

**II. COMMITTEE INFORMATION****1. Finance****a. Monthly Finance Report**

Ms. Beth Thompson presented the monthly Finance Report. She stated the Finance Department has been meeting daily working on the configuration and implementation of the Tyler Software. They have worked on the general ledger, accounts payable, payroll, fixed assets, and are currently working on purchasing and inventory. They will be starting the utility billing and meter reading within the next three weeks. Ms. Thompson explained it is a lot of work, and she appreciates the staff joining together to work on it daily in addition to their regular work. She is working on the 2019 Operating Budgets, and meeting with each of the departments as needed. She stated that she should be done by the end of October, and will schedule meetings for the 2019 Preliminary Operating Budget.

**b. GFOA Distinguished Budget Presentation Award**

Council Member Larry Bradley discussed the Government Finance Officers Association. He read the press release letter from GFOA to Monroe for the Distinguished Budget Presentation Award. He stated that Ms. Thompson, the staff, and the City Administrator continue to do an outstanding job for the City of Monroe. Mr. Bradley presented Beth Thompson with the Certificate of Recognition for the Budget Presentation. He stated this is the sixth consecutive year the City of Monroe has received the award.

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

Mr. Chris Bailey presented the monthly Airport Report. He gave an update on the East and West Apron projects. He stated the Notice to Proceed Date is October 8 for construction to begin. He explained the crews from Public Works are currently removing the unusable fill dirt for the expansion. Mr. Bailey stated that even though prices are up, the fuel sales are better than they were last September.

**b. T-Hangar Build Proposal**

Mr. Chris Bailey discussed the 8-unit t-hangar build proposal. He stated that about three years ago the estimated cost was \$375,000 for a turnkey build. He explained that eight companies picked up the bid packages, which followed all of the state guidelines for possible reimbursement at a later date. Only three of the eight companies submitted bids, with the lowest bid amount being \$591,827. Mr. Bailey stated this amount to be much higher than anticipated, due to the increase in material costs and construction prices. He discussed the breakdown from the three bidders and the possible payback breakdowns. He explained that it would take approximately 35 years for the hangar to pay for itself, and about 12 years if the revenues for all of the hangars were used.

Council Member Norman Garrett discussed putting the build off until the first part of next year, until hopefully some of the building materials would be cheaper.

Mr. Bailey explained that the build could be revisited on an annual basis, with a bid package. Although, if bids are requested yearly, some companies may question the validity and eventually quit bidding.

## **MAYOR AND COUNCIL MEETING      OCTOBER 2, 2018      6:00 P.M.**

Council Member David Dickinson stated based on cost and pay back, there is no way to justify moving forward with the project at this point in time. He recommends shelving the build for an indefinite period of time to see what develops. He does not see an economically feasible plan at this point.

The committee recommends to table for an indefinite period of time to Council.

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

### **3. Public Works**

#### **a. Monthly Solid Waste Report**

Mr. Danny Smith presented the monthly Solid Waste Report. He stated the drainage project is pending Streets and Transportation, and the resurfacing of the concrete tipping floor is pending the 2019 CIP, which will be next year. The final report was submitted to EPD for reimbursements for scrap tire funding in the amount of \$2,553.53, which includes the cost of disposal and labor.

#### **b. Monthly Streets & Transportation Report**

Mr. Jeremiah Still presented the monthly Streets & Transportation Report. He stated they are continuing to wrap up the LMIG paving program. He explained the right-of-way crews are doing maintenance on a daily basis, as well as some sidewalk construction. The crews have been at the Airport moving dirt, and getting ready for the drainage project at the transfer station. Mr. Still stated he will present his recommendation for the 2019 LMIG at the meeting next month.

#### **c. Purchase – Automated Side Loader Truck**

Mr. Danny Smith requested approval to purchase a Heil Automated Side Loader mounted on a 2019 Peterbilt Chassis from Carolina Environmental Systems, for the amount of \$256,174.00. He stated that it will replace a 2002 Semi-automated Rear Loader garbage truck, which is 16 years old with a lot of man hours and high maintenance costs. The purchase uses the National Joint Powers Alliance bidding guidelines, and is a CIP purchase using 2018 SPLOST Funds. Mr. Smith explained the new loader will be more efficient for the proposed residential developments. It will reduce a three-man crew to a one-man operation. It will also be a much safer truck and there should be a significant reduction in work comp injuries.

Council Member Larry Bradley questioned whether the garbage truck can load on one side or both sides, and if the truck has to go both ways on a street.

Mr. Smith answered the truck only loads on the right hand side with the driver. He explained it will gain about an hour by having a one-man operation. The truck will go down one side and then the other side.

The committee recommends approval to purchase the garbage truck from Carolina Environmental Systems for the amount of \$256,174.00 to Council.

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

**4. Utilities**

**a. Monthly Electric & Telecom Report**

Mr. Brian Thompson presented the monthly Electric & Telecom Report. He stated the Meter Services van was delivered last week, which will be equipped for energy audit and meter testing. He explained the line loss is the lowest ever recorded at 2.99%. The LED lighting project is ahead of the yearly goal. He discussed the substation problem from Sunday. He explained that a squirrel entered the substation located below the library, which took the entire station down for approximately seven seconds. Mr. Thompson discussed the Southeastern Power Administration (SEPA), which is basically the hydro power that comes from the core of engineer lakes in Georgia. He submitted a non-binding application requesting more energy from SEPA, and they have allocated .845 megawatts to the City. He explained that if the energy is accepted, the City will be bound by a ten-year contract. The energy would add approximately \$17,000 per year to the cost of sales, which is about a tenth of a percent increase. He stated that this is the cheapest and cleanest energy available. It is also the only energy available that is not carbon dioxide emitting. He stated this item will be on the agenda next week for a vote from the full Council. Mr. Thompson explained the Telecom Department has acquired more internet capacity for less cost, which will double the capacity to the customer without an increase in the cost. He stated the fully redundant ring through GPW is almost complete, and he is exploring a cheaper FTTX solution from ADTRAN.

**b. Monthly Water, Sewer, Gas, & Stormwater Report**

Mr. Rodney Middlebrooks presented the monthly Water, Sewer, Gas, & Stormwater Report. He stated the Highway 11/78 gas main relocation project is complete. The contractor has removed the old pipe from the bridge, and the old take station building has been removed. He stated the total project was approximately \$25,000 under the budgeted amount. The Alcovy River sewer project and the water extension to Loganville are still in the design phase. The 2016 CDBG punch list is being finished up and should be completed within the next month. He explained the Stormwater Expo was held at the training center last Thursday, with 23 vendors and 152 attendees.

**5. Public Safety**

**a. Monthly Fire Report**

Interim Fire Chief Bill Owens presented the monthly Fire Report. He stated that October is Fire Prevention Month, and next week is Fire Prevention Week. There will be a Community Fire Safety Blowout at the Fire Station on October 20, with bounce houses and activities. He explained they will start testing the hydrants and flushing of the system tomorrow, which will continue for the next few weeks.

**b. Monthly Police Report**

Interim Police Chief R.V. Watts presented the monthly Police Report. He discussed the National Night Out held last month. He discussed the benefits of having the K-9 Program, which was implemented this year. He stated last month K-9 Gabber suffered and died from heat exhaustion, prior to that Gabber had three apprehensions in August. He explained that K-9 Ciro tracked an individual with a self-inflicted injury and saved his life.

Council and staff discussed replacing K-9 Gabber and the cost.

**6. Planning & Code**

**a. Monthly Code Report**

Mr. Patrick Kelley presented the monthly Code Report. He stated the City Marshal has completed approximately 1,400 contacts throughout the City since December 2017, handling about 200 follow-up cases each month. Wendy's is making great progress; they have around 60 to 90 days until completion. Your Pie is about 75% complete. Silver Queen is waiting on final approval of their civil plans to break ground. The façade renovations have begun at 137 South Broad Street. The design has been approved for L.R. Burger. The Main Street Walton Mill apartment complex is finalizing their plans and are about to get started.

**7. Economic Development**

**a. Monthly Economic Development Report**

Ms. Sadie Krawczyk presented the monthly Economic Development Report. She stated the Georgia Certified Economic Developer designation will be awarded to her by the Georgia Department of Economic Development at their monthly meeting on October 15. She explained the Georgia Initiative for Community Housing Conference last month was the final conference for Monroe as participants in the GICH Program. The City will now move into Alumni status, which will be maintained pending how Council would like to engage them. The Housing Expo will be on Saturday, October 6, at the Community Center. Ms. Krawczyk stated Pimento Investments which is opening L.R. Burger has been approved to receive revolving loan funds from the Georgia Cities Foundation and DCA. They will receive approximately \$189,000 from both organizations, which is a total project cost of \$961,000 for the restaurant. She explained that the Downtown Development Authority is pursuing Redevelopment Grant Funding with Allen Smith Consulting for the renovations at 306 South Madison Avenue. There are a lot of new businesses downtown: Gratuity Paper Company has expanded, A Brand New Thing, Winged Foot Running, and Lazarus Vintage Revival. She stated that Fall Fest will be on October 13.

**III. ITEMS OF DISCUSSION**

- 1. Public Hearing Rezone – 1190 West Spring Street**
- 2. Public Hearing Rezone – 318 Alcovy Street and 409 Greenwood Drive**
- 3. Approval – Chamber of Commerce Contract**
- 4. Resolution – DD RLF Pimento Investments LLC**
- 5. Southeastern Power Administration Power Sales Change**

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

**IV. ADJOURN**

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

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**MAYOR**

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**CITY CLERK**