

The Mayor and Council met for a called meeting.

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

Absent:	Lee Malcom	Council Member
	Larry Bradley	Council Member

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

Visitors: Andrew Kenneson, Les Russell, Linda Jones-Sibert, Patrick Stewart, Jordan Stewart, Sally Fielder, Cheryl Larson, Alan Sibert, Ed Hoff, Julie Hoff, Olivia Chelko, Rich Baumann, Andrea Green, Sam Serio, Elaine Hanson

I. CALL TO ORDER – JOHN HOWARD

1. Roll Call

Mayor Howard noted that Council Member Larry Bradley and Council Member Lee Malcom were absent. There was a quorum.

2. City Administrator Update

City Administrator Logan Propes clarified that constituents should call 770-267-3429 for any problems like cable being out, loss of power, or water leaks. The City has a fulltime Call Center at City Hall during the day and an after-hours Call Center for the evenings. He explained the phone will be answered by a live person and matters of urgency should not be submitted on social media. The City does not have a person dedicated to answer messages on Facebook and other social media platforms all the time.

3. Central Services Update

Mr. Chris Bailey discussed the provided picture of the Police Department / Municipal Court Building and the progress. The contractor, Place Services, is planning for completion earlier than September. He stated the Spring Newsletter was published this morning. Streets and Central Services have combined services for four employees to maintain the parks, airport, grounds, and right-of-ways. Contract labor will provide additional grounds and right-of-way upkeep. The crews picked up about 12,000 pounds of trash throughout the City.

II. COMMITTEE INFORMATION

1. Finance

a. Monthly Finance Report

Ms. Beth Thompson presented the monthly Finance Report. She stated that she has nothing out of the ordinary to report. There will be a mid-year budget review analysis implemented for any interdepartmental budget amendments which are needed at that time. She explained Mauldin & Jenkins requested this change, instead of waiting until the end of the year for all adjustments. The auditors have completed their field work at the City, and the CAFR will be presented to Council in the coming months.

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

Mr. Chris Bailey presented the monthly Airport Report. He stated the AvGas sales have been low, due to the weather. The Extra Special People Big Jump Fundraiser Event will be held on Saturday, May 9 at the Airport, with a rain delay day of May 16.

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

Mr. Danny Smith presented the monthly Solid Waste Report. He stated the repair and resurfacing of the concrete tipping floor is tentatively scheduled for the April 17 weekend. There is no downtime anticipated for the Transfer Station. The welding work will be scheduled for a weekend in March, so that the flow will not be interrupted. He explained 520 feet of six-foot galvanized fencing with mesh screen will be installed by Elite Fencing along the property line to help control litter. The City is partnering with SMI (Strategic Materials) for hauling and processing recycled glass; collection of the curbside glass will start on April 6. Customers will receive notice of the date and the types of glass materials that will be acceptable.

b. Great American Cleanup Week, April 20 – 24, 2020

Mr. Danny Smith explained the week of April 21 to be Great American Cleanup Week, which will allow the citizens of Monroe to bring any of their trash, scrap metal, regular tires (limit 10), and any recyclable items to the transfer station free of charge. He stated this will be the 18th year the City has participated.

No Action.

c. Monthly Streets & Transportation Report

Mr. Chris Bailey presented the monthly Streets & Transportation Report. He explained the crews have repaired 23 utility cuts. They have also repaired signs, and 12 pot holes have been repaired with cold patch.

d. Church Street & Davis Street Traffic Calming

Mayor John Howard introduced Sam Serio with Keck & Wood, the City's engineers. He will present information regarding the Church Street and Davis Street traffic calming bid contract. Mayor Howard explained Council can ask questions after Mr. Serio explains the proposed designs. Afterwards, individuals can ask questions calmly, with no emotions.

Mr. Sam Serio discussed the existing conditions and proposed traffic calming measures for each of the streets individually. He explained types of road classifications: local roads which are residential streets, collector streets, minor arterial streets, and major arterial streets. Church Street is considered as a minor arterial street by the Georgia Department of Transportation, which means it is not a local road in the hierarchy of road classifications. East Church Street is considered a minor arterial; it has two ten-foot travel lanes, both rural and urban sections, some sections have curb and gutter, and the posted speed limit is 30 miles per hour. A Speed Study was done between August 6 and August 13, 2018. The data collected shows that 85% of traffic traveled 40 miles per hour, which is 10 miles per hour over the posted speed limit. The highest speeds collected were 65 miles per hour and above; there were 51 instances where cars were traveling greater than 65 miles per hour during that week. He explained the vertical deflection or speed table was ruled out for Church Street, due to it being a minor arterial. Median islands were deemed the most appropriate for Church Street considering speed reduction, construction costs, and minimization to the neighboring properties. The intent is to limit speed to 30 miles per hour, while still allowing trucks and emergency vehicles to travel Church Street. Mr. Serio discussed the specific spacing and placement of the median islands in detail and stated they will cost approximately \$20,000 each. He stated another option would be chicanes, which cause a weaving effect to slow the traffic down and would impact the utilities. He asked if there were any questions before moving on to Davis Street.

Mayor Howard questioned the width being five feet.

Mr. Serio answered that to be correct, the pavement would be widened two and a half feet on each side.

Mayor, Council, and Mr. Serio further discussed the results of the Church Street Traffic Study.

Council Member David Dickinson stated some of the residents are concerned about the median islands looking ugly. He questioned what can be done to improve the appearance, such as a landscape element. They look too industrial for a historic neighborhood. Mr. Dickinson clarified to the neighborhood that the project will not involve taking any portion of any citizen's property. The entire project is within the right-of-way belonging to the City, and will not impede on any citizens ability to get in and out of their driveways. He also questioned how the quantity of nine was determined.

Mr. Serio explained the proposal is to have a brick paver looking Artscape surface inside of the median, instead of concrete. He would advise against landscaping the medians; it could impact peoples' properties if the medians are widened for landscaping. He explained the islands are spaced between 300 and 500 feet apart to keep motorists from accelerating to more than the desired 30 miles per hour before reaching the next one.

Mayor Howard stated if there were no further questions Mr. Serio could continue with Davis Street.

Mr. Serio explained Davis Street is considered as a local road, which has less traffic. It has two eleven-foot travel lanes with urban sections, which means it has curb and gutter. The posted speed limit is 30 miles per hour. A Speed Study was done between August 21 and August 28, 2018. The data collected shows that 85% of traffic traveled 40 miles per hour, which is 10 miles per hour over the posted speed limit. There were four instances where cars were traveling greater than 65 miles per hour during that week. He explained horizontal deflection measures were ruled out for Davis Street, due to the tight space and it being classified as a local road. Speed tables were deemed the most appropriate for Davis Street. The same previous design guidelines were used to get the expected speed reduction of ten miles per hour at the speed tables. He explained the speed tables will be spaced between 300 and 400 feet apart to keep motorists from getting up to full speed. Mr. Serio discussed the specific spacing and placement of the speed tables and stated the average cost is about \$5,000 each.

Council Member Norman Garrett questioned the quantity.

Mr. Serio answered there will be a total of eight speed tables on Davis Street.

City Administrator Logan Propes discussed the back ground and logistics of the project. Council approved for Keck & Wood to move forward with the engineering design in December, and the bids were opened last week. Tri Scapes, Inc. had the lowest bid amount of \$222,404.50 for the entirety of the project, which will come from the 2019 SPLOST Funds.

Mayor Howard stated anyone with questions could come to the front one at a time. They should state their name and address and direct their questions to Council.

Ms. Linda Jones-Sibert stated she has lived at 505 East Church Street for 22 years. The residents on Church Street agree that traffic is a problem and so is speeding. The neighborhood is the most upset about not finding out about this until reading the paper last Sunday. It was never discussed with the neighborhood, and they all started calling the Mayor and Council Members when they found out. The medians will be 15 feet long and five feet wide, and the curb will be bumped out two and a half feet on each side. She discussed how this will affect her granddaughter riding her bicycle, people walking with strollers, wheel chairs, and scooter. She discussed the size and coloring. She stated the medians are not appropriate for a historic neighborhood, and they will decrease property values. She discussed other possible options and requested more time before Council makes a decision.

Ms. Cheryl Larson stated she has lived at 501 East Church Street for 15 years. She anticipates having trouble getting out of her driveway with the speed medians. She would guess that the 51 instances of cars going 65 miles an hour are police cars and questioned what is going to happen when they are trying to go around the medians at that speed. She discussed tickets being given for the speeding.

Mr. Rich Baumann stated he has lived at 704 East Church Street for 10 years; he bought and restored the house. He stated one of the medians is going right in front of his house, so that is what he will see when he is sitting on his front porch. There are other options that are less

disruptive and less expensive. He suggested stop signs or electronic surveillance devices; the medians just don't make any sense to him.

Mr. Alan Sibert stated he lives at 505 East Church Street. He discussed some of his safety concerns. The fire trucks will either be hitting the medians, or the medians will delay their response times. He discussed how the medians will affect the school buses. The residents want to maintain the integrity of the historic district; they need more time to evaluate possibilities.

Ms. Olivia Chelko stated she has lived at 518 East Church Street for 15 years. She has dumped a lot of money into restoring her house and shares her neighbors concerns about property values. They want information about what these nine traffic calming devices are going to do to their property values. She is also concerned about them coming right to the sidewalk. She discussed being hit by a distracted driver previously, though it did not happen in Monroe.

Ms. Sally Fielder stated she lives at 414 East Church Street and has lived there the longest. The Historical Society wants to tell them what to paint, what not to paint, what to tear down, and what to put back up. This seems like it is out of the ordinary for the whole street. She stated the traffic study is all about speed and questioned whether the issues are with traffic or with speed. She questioned why tickets aren't given out, since it is about speed. Traffic will never be solved until a bypass is put around the town, and there has not been any land purchased for a bypass. She suggested putting stop signs up.

Mr. Keb Barnes stated he has lived at 721 East Church Street for about two years; it is at the corner of Colquitt. There is going to be one of those bumps right in front of his house. He has a problem with the speeding and the trucks but hasn't heard anyone say anything about the trucks. The islands are going to put the trucks closer to the sidewalks. He questioned taking a chance that a truck will run into someone's yard. He believes stop signs are a much better idea.

Ms. Andrea Green stated she lives at 707 East Church Street. She has previously questioned how the wow factor could be brought back to Church Street, and this is not wow. She just found out about all of this from a note posted on her door. She discussed an 18-wheeler crashing into a median and destroying it on North Broad Street. There is no space to take from her front yard and if there is an accident one of these tractor trailers will end up in her living room. She stated the medians will cause more problems not less, and there are other options.

Mayor Howard asked if Council had any more questions. He explained this item will have a separate distinct vote next week, instead of being under the consent agenda, and the item will of course be open for public comments again. Mayor Howard stated that he and Mr. Dickinson will stick around after this meeting if anyone would like to talk to them further.

No Action.

e. Midland – Washington Sidewalk & Shared Parking Arrangement

City Administrator Logan Propes discussed a public / private parking arrangement to broaden the footprint in Downtown Monroe. The Development Agreement will be presented to Council next week, along with the bid package. He explained Peters & Fosters wants to donate some land; the initial agreement includes an easement for additional sidewalks on Midland Avenue and approximately 58 public parking spaces. The parking lot will be redesigned and landscaped, and new sidewalks will be placed on Washington Street linking to the ones across from the Fire Department. Mr. Propes stated including the sidewalks the cost of the parking spaces will be approximately \$4,500 per space, compared to between \$21,000 and \$30,000 per space for a parking deck, and over \$15,000 per space for land acquisition and development. He requested anyone with concerns to let him know while they are in the process of finalizing the Development Agreement.

No Action.

4. Utilities

a. Monthly Electric & Telecom Report

Mr. Brian Thompson presented the monthly Electric & Telecom Report. He stated the Horizontal Directional Drill was delivered and has been put in service; the old one will be surplus. The Micro Trenching Saw was also delivered; it will be used to pull fiber into existing neighborhoods and help with the WiFi deployment downtown. He discussed the AMI

Project with Tantalus being underway, which will help to read meters very quickly. He gave an update on the MAB Project. They are currently working on the street light design, and he will meet with MEAG within the next couple of weeks to discuss substations for the area. The Spring Street Project is coming along with the new poles. Mr. Thompson discussed following along with Senate Bill 309 and the coal ash bills, which are running in both the House and the Senate. The coal ash bills could negatively impact electric rates throughout the State.

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

Mr. Rodney Middlebrooks presented the monthly Water, Sewer, Gas, & Stormwater Report. He explained three of the gas projects have been identified for the year: Southview, Bolton, Pierce, Reese, and Olympian Way; Victory Drive; and Harris and Lacy Streets. The projects were determined by previous leak surveys. Gas is still being installed in Phase II of Stone Creek. The 2018 CDBG Project will be starting soon; it is running a little behind, due to some material issues. The preconstruction meeting has been held for the Loganville Water Line Extension, and the contractors have received the Notice to Proceed. The submittal deadline is approaching for the 2020 CDBG. The McDaniel Street drainage project is almost finished.

5. Public Safety

a. Monthly Fire Report

Fire Chief Bill Owens presented the monthly Fire Report. There were no structure fires for January. The City of Monroe partnered with the City of Winder for a Driver / Operator Certification Class, but the results have not been received from the State yet. The Recruit Class is underway, and their completion date will be in August.

b. Monthly Police Report

Police Chief R.V. Watts presented the monthly Police Report. The Part 1 Crimes are about the same as this time last year. The Part 2 Crimes were up some, due primarily to the implementation of the narcotics unit and some increase in domestic violence cases. The department participated in four community events. He stated the Annual Awards Banquet was held in January and thanked the Downtown Businesses for supporting their event. He discussed applying for the HEAT Grant for Highway Enforcement of Aggressive Traffic from the Governor's Office of Highway Safety.

City Administrator Logan Propes stated the City has been getting outstanding backup from the Georgia State Patrol; they are working really well with the City Police Department. They are assisting with a lot of the speeding infractions, the hands-free law enforcement, and motor carrier compliance. They are cracking down as much as they can on some of the tractor trailers being in areas where they should not be. He stated they are trying to make more of a presence here.

6. Planning & Code

a. Monthly Code Report

Mr. Patrick Kelley presented the monthly Code Report. He stated there were 15 new business license applications and 21 businesses that closed. Monroe Self Storage on Breedlove Drive was the only major project permitted. Silver Queen is open, Main Street Apartments are starting to frame the second floor, and John's Supermarket is making tremendous progress.

b. Discussion – Major & Minor Subdivision Developments

City Administrator Logan Propes stated this item was put on the agenda at the request of the Committee Chair for a general discussion about major and minor subdivision developments. He explained a minor subdivision consists of between one and four lots, and a major subdivision consists of five or more lots. He and Mr. Kelley will both be glad to answer any questions concerning major or minor subdivisions.

Mayor Howard stated he received an email from Mr. Mark Willett addressing some of the existing covenants and proposed covenants. The ten covenants that Mr. Willett plans to put in place are as follows: the minimum heated square footage must be 2,500 square feet; front and sides of homes will have brick and/or stone foundations and fireplaces; all front and side area on dwelling lots will be sodded; a minimum of five trees with minimum diameter of two inches shall be placed on each lot or preserved on each lot and this does not include evergreen trees; no vinyl siding allowed; all homes to have 12-foot concrete driveways; roof pitch 8/12 or greater;

all utilities underground; all homes shall have a minimum two-car garage; and homes to have 30-year or greater roofing materials, no three-tab 20-year shingles.

No Action.

7. Economic Development

a. Monthly Economic Development Report

Ms. Sadie Krawczyk presented the monthly Economic Development Report. She stated the Chocolate Walk was last month, 36 businesses participated, and the fire pit was used. New trash cans have been ordered to replace the older ones in downtown. The current trash cans will be refurbished to be reused in areas off of Broad Street. She discussed the Arbor Day Celebration; there were three trees and blueberry bushes planted in the Community Garden at Pilot Park. The Georgia Forestry Commission attended the celebration and presented the City with the Tree City USA recognition: they also gave away saplings. She explained the Farmers Market Applications are open. The Farm to Table Event tickets opened on Sunday and sold out within 12 hours.

b. 2020 Concert Series

Ms. Sadie Krawczyk explained the plan is to have the May and June concerts on the Courthouse lawn and the August and September concerts on the future Town Green.

No Action.

8. Parks

a. Monthly Parks Report

City Administrator Logan Propes explained the City did not receive the GHOST Grant for the Downtown Green improvements. They will look at phasing in some various improvements starting this year to make the space as usable as possible and engineer out future improvements with SPLOST Funds. The City can still have a great impact on the space and make it usable.

Mr. Chris Bailey presented the monthly Parks Report. He explained the request for proposal for the playground equipment at Pilot Park is out for bid, with proposals due by March 26. The park will be starting over and be revitalized with eco-friendly recycled material-based playground equipment. The Arbor Day event was held at the Community Garden on February 22, as Ms. Krawczyk mentioned. The swings have been replaced at Hammond Park. The lake at Childers Park will be started as soon as the weather permits.

III. ITEMS OF DISCUSSION

1. Approval – Major Subdivision – 945 Holly Hill Road
2. Stonecreek Subdivision Phase II Final Plat
3. Application – Beer & Wine On-Premise Consumption – The Southern Ox
4. Resolution – Georgia Cities Week, April 19 – 25, 2020

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

IV. ADJOURN TO EXECUTIVE SESSION

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

V. ADJOURN

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


MAYOR


CITY CLERK

The Mayor and Council met for an Executive Session.

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

I. Call to Order – John Howard

1. Roll Call

Mayor Howard noted that Council Member Larry Bradley and Council Member Lee Malcom were absent. There was a quorum.

Council Member David Dickinson recused himself, due to a potential conflict of interest.

II. Real Estate Issue (s)

1. Real Estate Matter

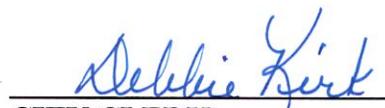
Real Estate matters were discussed, including attorney-client discussions.

III. Adjourn to Regular Session

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



MAYOR



CITY CLERK