

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Charles Boyce	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, Danny Smith, R.V. Watts, Andrew Dykes, Beth Thompson, Brian Thompson, Rodney Middlebrooks, Patrick Kelley, Chris Bailey, Brad Callender, Les Russell

Visitors: Denise Etheridge, Sadie Krawczyk, Julie Sams, Blake Peters, Linda Dodd

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Mayor John Howard 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 Little, seconded by Malcom.
Passed Unanimously*

4. Approval of Consent Agenda

- a. January 31, 2022 Council Minutes – Redistricting Workshop
- b. February 8, 2022 Council Minutes
- c. January 18, 2022 Planning Commission Minutes
- d. January 25, 2022 Historic Preservation Commission Minutes
- e. January 13, 2022 Downtown Development Authority Minutes
- f. January 13, 2022 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM

1. Public Presentations

a. Azalea Regional Library Presentation

Mayor Howard stated the Azalea Regional Library is the Library of the Year.

Mr. Blake Peters gave an update on the Library. The library has expanded and added a Play Card, which is a Pilot Program through the State of Georgia. It is basically a digital only card that is offered to every public-school student in Walton County. Approximately 10,000 students have taken advantage of the program within the last year. He stated the library has also been part of the State’s Tech Lending Program that allows launch pads and tablets to be checked out.

Mr. Peters discussed a possible expansion for the interior of the library; they hope to add a Makerspace, which will be a combination craft and workspace area. They are hoping for a small amount of money from the City that can be matched by the State. The money would be used to put doors into the area so it can be closed off to not disrupt any other programs inside the building. He requested the City to cover half of the cost, which would be \$4,250.00.

No Action.

2. Public Comments

No one signed up for public comments.

III. BUSINESS ITEMS

1. City Administrator Update

City Administrator Logan Propes requested for Ms. Krawczyk to give an update on the Comprehensive Plan.

Ms. Sadie Krawczyk stated the last Public Engagement Meeting was at Team-up Mentoring, and the Steering Committee Meeting was last Friday. The Plan is getting close to being formalized into a draft version. The last Public Engagement opportunity will be at City Hall on March 18 from 4:00 pm to 7:00 pm. It will be a drop-in Open House; the Plan Components will be spaced around the room, with staff available to answer questions and take comments. The Steering Committee will then meet one more time, before the draft is presented to Council.

Mr. Propes explained Marilyn Hall will give a big update on the Comprehensive Plan at the April 12 Council Meeting. He has been working with Walton County on the East Bound On-ramp; the property acquisitions for the Home Depot area will be finished up this week. This will keep the project in the funding cycle for this year, with the State covering almost all of the construction costs.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated the 2020 CDBG Project is moving along, with an estimated completion date of June. There are multiple crews working on site currently. The terminal building bids came in a little over the estimate. The City vehicle logos should start being changed before the next Council Meeting. They are working on design options for the gateway signage at Charlotte Rowell and Highway 11. There is new signage on the disc golf course at Mathews Park, and the restroom site is being prepped. The concrete pad for the pavilion was poured today, and the pond has been stocked. He explained the project will essentially be finished once the parking lots get relocated and paved. Phase II of the North Lumpkin Street Alleyway Project is in the easement process. The LMIG Project is scheduled to begin in June. The Street Department made a CIP purchase of a new A/C Machine this week. The Great American Cleanup Week will be April 18 to 22. The Car Show may get moved to March 19, due to the weather.

3. Department Requests

a. Airport: Terminal Building Approval

Mr. Chris Bailey explained the cost for the Terminal Building came in over the budgeted amount of \$550,000.00. The actual bid amount was \$845,310.00, but the Federal and State Funding amounts increased to cover the majority of the additional costs. The local match was originally \$137,500.00, and the local match would currently be \$207,536.78. AIP Funding will be \$166,500.00, and the State Funding has increased to approximately \$623,000.00. He stated the Terminal Building has been on the CIP radar since August of 2015. The Terminal Building is basically the Welcome Center and Business Hub for the Airport. The pilot's lounge, restrooms, and conference rooms will be housed there. He explained it will also encourage corporate traffic and hangars, which will increase the tax that comes to the Airport.

Council and Mr. Bailey discussed the square footage of the building, the importance of the building, and the cost.

Mr. Bailey stated the Airport has a Business Level II Runway.

To approve construction of the Terminal Building for \$996,647.13 as presented.

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

b. Police: Training Gym Floor

Chief R.V. Watts requested approval to purchase the rubber flooring for the fitness training area at the Police Department. He explained the gym was implemented in the original design as a physical training and defensive tactics training area. The quote from Myers Floor Covering, Inc., is for \$14,340.00.

To approve Myers Floor Covering, Inc. for \$14,340.00.

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

c. Public Works: Great American Cleanup Week, April 18 – 22, 2022

Mr. Danny Smith explained the week of April 18 to be Great American Cleanup Week, which will allow the citizens of Monroe to bring any of their trash, scrap metal, tires (limit 10), and any recyclable items to the transfer station free of charge. He stated April 22 is Earth Day. The Transfer Station will be open from 9:00 am until 12:00 pm on August 23.

To approve to participate in the Great American Cleanup.

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

d. Utilities: Additional CIP Funds for Purchase of Bucket Trucks (2)

Mr. Brian Thompson requested approval for an increase in the amount for the capital purchase of two bucket trucks. Council approved the purchase during the budget process, but the cost and lead time has increased since that time. He explained the cost is now \$323,500.00. The Altec 37G has increased by \$1,157.00 and will be delivered in 18 months. The Altec AA-55E has increased \$15,409.00 and will be delivered in July of 2024.

To approve the additional CIP Funds of \$16,566.00 to purchase the two bucket trucks.

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

e. Utilities: Purchase – ZCorum Streaming Products and Support

Mr. Brian Thompson requested to purchase streaming TV products and support from ZCorum for \$79,977.00. This streaming product will be sold over fiber and will replace the existing cable television system. It will go out to the current fiber customers first for a retail rate, which will be at or lower than the existing rate for a much better product. He stated the product would hopefully be ready to go out in May.

City Administrator Logan Propes stated this is a pretty slick product. The package can be priced much better than the current cable offering, with a more television type of product.

Council Member Lee Malcom questioned how many City residents currently have fiber.

Mr. Thompson answered approximately 250 customers.

Vice-Mayor Bradley questioned whether there is a monthly fee for the service on top of the \$80,000 equipment cost and how long the fee is guaranteed.

Mr. Thompson stated there is a monthly programming fee, but it is less than the programming fee currently being paid. The proposal is for two years.

Council Member Nathan Little questioned whether the quoted rates included in the agenda packet are for the package or whether they are by provider.

Mr. Thompson stated the rates are for the package, and they are substantially lower than the rates being paid today. The off-air channel costs will still have to be negotiated. He anticipates the cost to be lower for a comparable package.

Mayor, Council, Ms. Thompson, and Mr. Thompson discussed the proposed packages, channels, rates, current cable customers, and the timeline for fiber.

Council Member David Dickinson questioned the benefit of this streaming product over any other product the customer may already be using and whether it will facilitate getting customers off of cable.

Mr. Thompson explained it will allow the customers to have one bill and offer them a product similar to what they are wanting. He discussed bandwidth limits and impacts to the fiber system.

To approve the purchase of the equipment from ZCorum for the amount of \$79,977.00.

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

f. Utilities: Purchase – Calix Equipment and Services

Mr. Brian Thompson stated that managed Wi-Fi is one of their most requested services. The City does not currently provide routers. He discussed managed Wi-Fi services from other providers and how they charge for their services. Staff has evaluated Calix and Plume, which are two of the biggest wireless mesh networks; they decided Calix is a better hardware and management product. He suggested offering the Calix system with a 24-to-28-month payback in order to give the customers the service that they want. The equipment and management system proposal is for approximately 1,600 units for \$213,690.00 plus the monthly recurring fee.

Council Member David Dickinson questioned whether the system will have different types of mesh networks, especially for the older houses.

Mr. Thompson stated the big units are gigaspire, and there are two different types of mesh. The plaster in the older houses can cause some issues.

Council and Mr. Thompson discussed payback numbers, customer numbers, growth, and estimated monthly charges.

Council Member Lee Malcom requested to see a report after six months of installation.

City Administrator Logan Propes said Beth Thompson can add that information to the metrics in the Finance Report each month.

To approve the purchase from Calix for the amount of \$213,690.00 as presented.

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

IV. OLD BUSINESS

1. Preliminary Plat Review – River Pointe

City Administrator Logan Propes explained they have requested the item to be tabled until next month as they continue to work on water, sewer, and traffic negotiations within the Development Agreement.

To table until next month.

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

V. NEW BUSINESS

1. New Business

a. Appointment – Tree Board

To appoint Lynn Laird to fill the unexpired term of Crista Carrell to expire March 1, 2023.

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

b. 2nd Reading – Zoning Ordinance Code Text Amendment #13

To adopt the Zoning Ordinance Code Text Amendment #13 as presented.

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

c. Resolution – Georgia Cities Week, April 24 – 30, 2022

To approve the resolution.

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

d. Resolution – GEFA Drinking Water State Revolving Fund Loan DW2021017

Ms. Beth Thompson stated the loan was applied for in September of 2021. The Resolution accepts the loan of \$2,935,000.00 from the Drinking Water State Revolving Fund, which is administered by GEFA. The loan has a \$1.1 million principal loan forgiveness, with the interest rate of 1.13% for 20 years and carries no prepayment penalty. The funds will be used to construct a new elevated water storage tank along with approximately 5,500 feet of water main to service residents on the northeast side of Monroe.

To approve the resolution.

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

e. Resolution – 2021 Budget Amendment

Ms. Beth Thompson explained the year end budget amendments are required to be in compliance with criteria from the State of Georgia. The amendments are to increase revenues and expenses over the budgeted amounts, due to the budget being very conservative.

To approve the resolution as presented.

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

f. Resolution – Opposing HB 1093, SB 494, and Limitations on a Municipality's Authority

City Administrator Logan Propes stated there are a couple of bills that are cause for concern. Many Cities and Counties are passing resolutions in opposition of House Bill 1093 and State Bill 494. He explained the bills basically limit a municipalities authority over housing, land-use, and decisions within City boundaries. The bills are aimed at insuring rent to own subdivisions are allowed anywhere and everywhere. There are a lot of dynamics to those types of decisions and those types of neighborhoods; they are trying to make it a one size fits all for all communities. The bills would remove a lot of the home-rule decision making and take power away from the local level. He stated there are some really strange punitive measures in the bills that he has never seen before. They could strip the qualified status of a local government, strip qualified immunity from any staff members involved in the decision making, and staff members could be personally held accountable in a Court of Law.

Council Member David Dickinson stated these two bills are the worst pieces of legislation introduced in the Georgia Legislature in the last 20 years. These two bills are basically big money from the big corporations that build these types of developments; the corporations are not even located in Georgia. He stated these corporations put money behind lobbyists that put the money behind certain members of the legislature to push the bills, and this offends him.

Vice-Mayor Larry Bradley stated the citizens need to understand that this is the State taking away their power to regulate their local government. He would hope that citizens contact Representative Williamson and Senator Cowser to let them know that the citizens of Monroe should be in charge of Monroe and not legislatures in Atlanta. This is one of the most serious infringements on local government that he has ever seen.

City Attorney Paul Rosenthal read the resolution.

To adopt the resolution.

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

g. Disclosure – Potential Conflict of Interest Related to 2022 CDBG Application

Council Member Tyler Gregory stated as required by the Georgia Department of Community Affairs' guidelines for conflicts of interest, he publicly disclosed that he is a subcontractor for Allen-Smith Consulting, Inc., who is handling the 2022 CDBG Application for the City of Monroe. Furthermore, he declared and publicly disclosed that he was not part of the meeting or selection process which chose the proposed target area. Mr. Gregory stated that he will abstain from voting on any matters regarding this project during the application phase and if it is funded, as well as the selection of Allen-Smith.

No Action.

Council Member Tyler Gregory recused himself.

h. Resolution – 2022 CDBG Application

Ms. Beth Thompson stated the resolution is for the application of the 2022 CDBG.

Mr. Chris Bailey stated it is a sewer rehab project for the area of Edwards Street, Bryant Road, Stowers Street, and parts of Glen Iris Drive.

Council Member Tyler Gregory clarified that he does not work on this project in any way, when working with Allen-Smith.

To approve the resolution as presented.

*Motion by Malcom, seconded by Little.
Abstaining: Gregory.
Passed.*

Council Member Larry Bradley recused himself, due to having stock in one of the companies.

i. Opioid Settlements

City Administrator Logan Propes recommended joining the two proposed Opioid Settlements against distributors and J&J that will provide substantial funding to help the City combat the opioid epidemic in Monroe that is seen throughout the United States.

City Attorney Paul Rosenthal stated the settlement has to be taken as it is. He discussed the Settlement between the distributors and one group of the manufacturers. One of the other groups are set to go to trial later this year; it is a very complex litigation. The multi district litigation has multiple Attorney Generals involved and multiple law firms involved. His office recommends accepting the Settlement. He stated the settlement will be a very small percentage of the 25% allotment for the cities, which comes out of a 2.788% allotment to the State of Georgia. There will be approximately \$160 million going to the cities of Georgia that will be spread out over about 10 years. It could ultimately be about \$250,000.00 that could end up at the City of Monroe, but the money has to be used for very specific opioid epidemic abatement procedures that are outlined under the trust agreements. The funds would most likely go through the Public

Safety Budgets, because they primarily come into contact with people having problems with opioid addictions. He stated the agreement must be opted into by the end of March. His office recommends that the City agree to join into the distributor's settlement and the J&J settlement.

To approve and join into the distributor's settlement and the J&J settlement.

*Motion by Gregory, seconded by Crawford.
Abstaining: Bradley.
Passed.*

j. Phase II Traffic Calming Bid Award

City Administrator Logan Propes recommended approval of awarding the Phase II Traffic Calming Project to Tri Scapes, Inc. for the amount of \$587,790.21. The project covers sections of West Highland Avenue, Barrett Street, North Midland Avenue, South Madison Avenue, and Felker Street. He stated that Tri Scapes, Inc. was the only responsive bidder.

To contract with Tri Scapes, Inc. for \$587,790.21.

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

k. Memorandum of Understanding – Water Service in Walton County

City Administrator Logan Propes explained that Walton County has requested for the City to serve water to three parcels of property on Macedonia Church Road in Northeast Walton County. The City has lines less than 1,500 feet from the homes. Walton County is over two and a half miles from the sites; it is cost prohibitive for them to run lines to service the properties, and water wells have proven unviable. The City will serve the properties until Walton County can run the water lines. The tap fees will be paid to the City, and the County will eventually buy the City out. Mr. Propes requested approval of the MOU as presented in order for the City of Monroe to serve water to the three properties in unincorporated Walton County for the term of the agreement.

To approve the Memorandum of Understanding with Walton County.

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

VI. DISTRICT ITEMS

1. District Items

Council Member Norman Garrett questioned whether Danny Smith has gotten the cameras installed for the dumping on Magnolia Street.

Mr. Danny Smith stated they are still working on finding a good location for the cameras. They will probably install a temporary pole.

Council Member Tyler Gregory stated April is Child Abuse Prevention & Awareness Month. The Child's Voice Child Advocacy Center is having a Pinwheel Palooza Event on April 2 from 10:00 to 11:00 am at First Baptist Church in Monroe. The blue and white pinwheels will be placed in the ground in support of victims of abuse and to raise awareness. The pinwheels cost \$5.00 each and can be purchased from their website or Facebook. They are also doing a raffle for \$20.00, and they are selling t-shirts. He stated this is a great service to the community. Ms. Linda Dodd, with the City Council in Loganville, supported one of the displays in Loganville stating they are aware and fighting such circumstances. He stated Habitat for Humanity will be having a Housing Fair at the Boys and Girls Club on July 23.

Council Member Lee Malcom explained she had requested Chief Dykes to look into the cost and effectiveness of warning signals around the City, pinpointing areas where there could be large groups outside.

Chief Andrew Dykes stated Ms. Malcom made this request after the storm on New Year's Eve, where a rogue supercell thunder storm formed a tornado over Covington and came through Monroe. People were not expecting it. He explained tornado sirens are just a component of an overall warning system; there are NOAA weather radios and people download weather apps on their phones. He has discussed options for people being caught outside in unpredictable

situations with a vendor, who came up with a preliminary map of strategically placing five sirens to cover most of the outdoor areas of concern in the City. There was about a \$10,000.00 difference in the two proposals from the vendor; the cost difference was in the actual siren models themselves. It was virtually a turnkey quote, other than the service line from the Utilities Department.

Ms. Malcom stated the highest bid was a cost of \$183,834.00. She took the bid to Mr. Propes and asked him if Council could have a discussion or either have a representative come to the City to answer questions. Basically, to consider putting this expenditure in the budget next year. This has been discussed for many years.

Council Member Tyler Gregory questioned the tone of the siren and how it works.

Chief Dykes explained that he has not heard the tones, but it would be an excellent question for the representative. They basically took a map of the City limits and a topographical map to find how far the sound waves would be projected to go. He discussed possible placements and different models.

Vice-Mayor Bradley questioned who is responsible for turning the siren on.

Chief Dykes answered the siren is activated through the software from the NOAA activation, which is the same software that causes phones to go off under a warning. It would automatically be triggered. The outdoor sirens are not the primary means of notifying people inside a building; it is just to notify the people outside.

2. Mayoral Update

Mayor John Howard stated the Georgia Municipal Association District 5 Spring Meeting will be at City Hall on April 21, and the meeting will be catered by Blue Rooster.

VII. EXECUTIVE SESSION

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

RETURN TO REGULAR SESSION

Motion to amend the Organizational Chart as follows: create position of full-time Electric Department Director to report to City Council; re-classify Director of Electric and Telecommunication to Director of Telecommunications to report to City Council; create position of Community Development Director to report to City Administrator; dissolve position of Economic Development Director in lieu of; move City Planner from Economic Development Director to City Administrator direct purview on Organizational Chart; create position of GIS Analyst under the direction of the City Planner; create position of additional (4th) City Marshal and associated equipment for funding in third quarter of 2022; move one part-time position to full-time position at the Visitors Center; and GUTA to be under Central Services from Water, Sewer, and Gas Department.

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

VIII. ADJOURN

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


MAYOR


CITY CLERK

The Mayor and Council met for an Executive Session.

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 (via phone)
	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: Les Russell

I. Call to Order – John Howard

1. Roll Call

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

II. Personnel Issue (s)

1. Personnel Matter

Personnel matters were discussed, including attorney-client discussions.

Motion to amend the Organizational Chart as follows: create position of full-time Electric Department Director to report to City Council; re-classify Director of Electric and Telecommunication to Director of Telecommunications to report to City Council; create position of Community Development Director to report to City Administrator; dissolve position of Economic Development Director in lieu of; move City Planner from Economic Development Director to City Administrator direct purview on Organizational Chart; create position of GIS Analyst under the direction of the City Planner; create position of additional (4th) City Marshal and associated equipment for funding in third quarter of 2022; move one part-time position to full-time position at the Visitors Center; and GUTA to be under Central Services from Water, Sewer, and Gas Department.

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

Les Russell left the Executive Session.

Debbie Kirk joined the Executive Session.

III. Legal Issue (s)

1. Legal Matter

Legal matters were discussed, including attorney-client discussions.

IV. Adjourn to Regular Session

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


MAYOR


CITY CLERK