

The Mayor and Council met for their regular meeting, via Teleconference-Zoom.

Those Present:	John Howard	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

Staff Present: Danny Smith, Jeremiah Still, R.V. Watts, Bill Owens, Beth Thompson, Rodney Middlebrooks, Patrick Kelley, Chris Bailey, Sadie Krawczyk, Beverly Harrison, Mike McGuire, Luke Roberts, Steve Conwell

Visitors: Les Russell, Greg Thompson, Jeff Wilson

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

### 4. Approval of Consent Agenda

- a. April 7, 2020 Council Minutes
- b. April 14, 2020 Council Minutes
- c. April 28, 2020 Historic Preservation Commission Minutes
- d. March 12, 2020 Downtown Development Authority Minutes
- e. March 27, 2020 Downtown Development Authority Minutes
- f. March 12, 2020 Conventions and Visitors Bureau Minutes
- g. Utility Customer Deposit Investment / Cash Transfer – To transfer \$1,000,000.00 to the Utility Operating Cash Account. (Recommended for Council approval by Finance Committee May 5, 2020)
- h. Engineering Design Services (T-Hangar Grading) – GMC Network for \$20,000.00. (Recommended for Council approval by Airport Committee May 5, 2020)
- i. Highland Avenue and Wayne Street Pavement Improvements – Blount Construction Company for \$16,016.28. (Recommended for Council approval by Public Works Committee May 5, 2020)
- j. Approval – Software for Community WiFi – To purchase from Sonora for \$11,250.00. (Recommended for Council approval by Utilities Committee May 5, 2020)
- k. Pilot Park Rehabilitation Project – To proceed with project for \$250,000.00. (Recommended for Council approval by Parks Committee May 5, 2020)

To approve the consent agenda as presented.

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

**II. PUBLIC FORUM****1. Public Comments**

Mayor John Howard read the Public Comments that were submitted online:

Brandi Jackson of 3510 Bridgewater Drive. "I believe this is another step in the right direction for our City. We want to continue to grow and thrive and these will be beneficial for the community. We want to protect our history of the City and use these older buildings so they look and feel loved."

Melinda Quinn of 1707 Dogwood Trail. "I have been on the board of directors of Monroe Country Day School since the planning stages. Currently, I serve as Chair of the board. We provide financial and mission oversight to the school and have voted unanimously in favor of leasing the Community Center. Our commitment is to provide the best possible learning environment for our students while presenting opportunities for good citizenship. This building provides both and would be well maintained under our leadership."

Mandi Wellington of 4008 Paulette Drive. "I am in favor of Monroe Country Day School using the Community Center. I have found in my interactions with Rita Dickinson that she is very loyal and dedicated to her community. I think it is an asset for her to instill the same qualities in her students as she strives to lead the young hearts and minds of Monroe. I have three children at Monroe Country Day School. Each of my children have grown academically and personally since their time at MCDS. I have seen them grow in their awareness of their community and their role in it. I believe the Community Center will help grow MCDS in positive ways and therefore will develop students who impact the community of Monroe in positive ways. I fully support the use of the Community Center by Monroe Country Day School."

**III. NEW BUSINESS****1. Application – Beer & Wine On-Premise Consumption – Bistro South**

To approve the application.

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

**2. Call for Special Election – District 6**

City Administrator Logan Propes requested approval to call for a special election which will be held on November 3, 2020 concurrent with the general election to fill the unexpired term of District 6 Council Member Wayne Adcock, who passed away on April 12. The term of office will expire on December 31, 2021. He stated the vacant seat will be filled per Article II, Section 2.08, of the City Charter.

To call for a special election to be held on November 3, 2020, concurrent with the general election, to fill the unexpired term of Wayne Adcock for District 6.

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

**3. Elect Vice-Mayor**

Council Member David Dickinson nominated Ross Bradley as Vice-Mayor. Motion died for a lack of a second.

To elect Larry Bradley as Vice-Mayor.

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

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

*Council Member Lee Malcom recused herself, due to a conflict of interest.*

**4. Community Center Lease Agreement**

City Administrator Logan Propes discussed the background of the commercial lease agreement with Monroe Country Day School for the Community Center Building. Previously, Mayor and

Council agreed as a group not to sell the building, any future tenant should compliment the neighborhood, and they should be relatively low impact. He explained staff engaged with several small boutique hotels but none panned out. Staff was then approached by Monroe Country Day School, who is a non-profit entity, regarding a multi-year lease on the building. Mr. Propes stated that Council Member Dickinson and Council Member Malcom have abstained completely from discussions and negotiations about the lease. He explained that he was authorized to bring a lease agreement back to Council, after having questioned whether the school would be a good fit for the character of the neighborhood and the City. Mr. Propes discussed the possibility of using space in the new Municipal Court Building or Walton Plaza area for public community space. He explained Monroe Country Day School would be leasing the entire Community Center Building for a five-year lease with an initial base rent of \$20,000.00 for the first year, which will increase incrementally up to \$55,000.00 per year for years four and five.

To approve the Community Center Lease Agreement with Monroe Country Day School.

*Motion by R. Bradley, seconded by Little.  
Voting yes were R. Bradley, Little, L. Bradley.  
Voting no were Garrett, Crawford.  
Motion Passed 3-2.*

#### **5. Fire Alarm and Safety System**

Mr. Chris Bailey requested approval of a change order to the Plaza Police Department Project for the purchase and installation of a Fire Alarm and Safety System for the facility. He explained the change order is for Place Services for the amount of \$23,077.00. The City of Monroe Fire Marshall has reviewed and approved the system.

To approve the purchase of the Fire Alarm and Safety System from Place Services for the amount of \$23,077.00.

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

#### **6. Fire Protection Sprinkler System**

Mr. Chris Bailey requested approval of a change order to the Plaza Police Department Project for the purchase and installation of a Fire Protection Sprinkler System for the facility. He stated the low bid for the additional fire protection was provided by Pye Barker Fire & Safety for \$60,675.00. The project adheres to local Code requirements and the design has been approved by the Fire Marshall.

To approve the Fire Protection Sprinkler System purchase from Pye Barker Fire & Safety for the amount of \$60,675.00.

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

#### **7. Door Security and Entry System**

Mr. Chris Bailey requested approval of a change order to the Plaza Police Department Project for the purchase and installation of a Door Security and Entry System for the facility. The change order is for BadgePass / Horizon, which is the same exact system currently used at City Hall and other City facilities, for the amount of \$47,458.60.

To approve the Door Security and Entry System purchase from BadgePass / Horizon for the amount of \$47,458.60.

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

#### **8. Church Street Landscaping – Change Order #1**

City Administrator Logan Propes requested approval of the change order for Tri-Scapes, Inc. for the amount of \$66,119.26 for a landscaping package and higher curbing on the Church Street section of the traffic calming project. He stated Council approved the median island traffic calming devices for Church Street back in March, but requested that he see if the curbing height could be raised and the landscaping increased. Those changes can be made with a change order

to the project. The new landscaping package will add beauty to the area, create additional visual friction to further deter speeding, and add safety with higher curbing in some sections.

The approve the change order for Tri-Scapes, Inc. for the amount of \$66,119.26 for the landscaping package on Church Street.

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

#### 9. Cedar Ridge Road Patching and Resurfacing

City Administrator Logan Propes requested approval of the material purchase for a joint paving project with Walton County on Cedar Ridge Road. Walton County will be doing the work, and the City only pays the cost for the materials for the 1,300 feet of roadway that is inside the City limits. The City's portion of the material cost for patching and resurfacing the 1,300 feet of roadway is \$39,539.00. He explained the funding will come from 2019 SPLOST Transportation Funds. The deep patching will start towards the end of this week or the first of next week.

The approve the material costs for the patching and resurfacing on Cedar Ridge Road for the amount of \$39,539.00.

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

#### 10. Purchase – Charter Belt Press

Mr. Rodney Middlebrooks requested approval for the purchase of a 2.2M Belt Press for the Sewer Plant from Charter Machine Company for the amount of \$409,648.00. The belt press which is being used at the sewer plant currently is rented from Charter, and they will be picking it up in July. He explained the process and problems associated with using the drying fields. He stated the City has lost another one of the farms that it uses, which now only leaves two fields and nowhere to put the sludge for about 30 days. Mr. Middlebrooks stated the equipment will be exactly what Hofstadter & Associates designed for the Sewer Plant Rehab.

Council Member Nathan Little questioned whether this cost will roll into the cost of the project.

Ms. Beth Thompson explained the belt press will be purchased with Utility CIP Funds, using funds for some of the projects that will not be done in 2020.

City Administrator Logan Propes stated if a bond is done later this year, this money could be put into that bond package to be reimbursed out of it.


To approve the purchase of the belt press from Charter Machine Company for the amount of \$409,648.00.

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

Mayor John Howard stated Walton County Animal Control hired a new person, and the City will continue to discuss and work with them on some enforcement.

#### IV. ADJOURN

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

  
MAYOR

  
CITY CLERK