

Utilities Commission Members Present: Nathan Little, Chairman  
Larry Bradley  
Tyler Gregory

Those Absent: Norman Garrett

Staff Present: Logan Propes  
Debbie Kirk  
Chris Bailey  
John Howard  
Rodney Middlebrooks  
Brian Thompson  
Beth Thompson  
Les Russell

Visitors:

**I. CALL TO ORDER – Chairman Nathan Little Roll Call Approval of Agenda**

**1. Roll Call**

Chairman Little noted that all Committee Members were present, except Norman Garrett. There was a quorum.

**2. Approval of Agenda**

To approve the agenda as presented.

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

**II. MATTERS BEFORE COMMITTEE**

**1. Bond Projects**

City Administrator Logan Propes gave an update on the Bond Projects. The City borrowed \$50 million in December of 2020, but those funds are not going as far as hoped. He discussed balance reconciliations for each project category. The Water Tank Project will far exceed \$1.75 million, and the \$9.9 million for the Fiber Project will start going quickly. The bids for the Clearwell Project came back \$1.577 million over the anticipated amount. He stated the Raw Water Project is estimated to be \$6.6 million and was budgeted at \$3.5 million; they are reworking some of the engineering designs now. Gas still has \$695,000 remaining, due to the work being done by staff. The Water Treatment Plant Project is just getting started with the Clearwell portion. Some of the expansion may not be able to be done, but the Plant still has some capacity. He explained the Water Tank Project is a more pressing issue. The Loganville Water Line has been completed and is fully operational, with a return on investment. The City of Monroe is the exclusive provider for Loganville. He stated there are still funds left in the contingency budget. He discussed the timeline from Hofstadter & Associates for the Wastewater Treatment Plant, the Reliant Pump Station, and the Force Main.

Mr. Rodney Middlebrooks stated the Reliant Pump Station, Force Main and the Alcovy River Gravity Sewer Line Projects will have surplus. The Jack’s Creek Sewer Plant is moving slow, due to material shortage. They have run into a lot of rock and had trouble getting all of the sludge out, due to the digester being down.

Mr. Propes explained that this will not increase system capacity. System expansions would be an entirely new project. There could possibly be some modular expansion in the future, instead of a whole new plant. He stated all of the new subdivisions came in prior to the moratorium.

Mr. Middlebrooks, Mr. Propes, the Committee, and Mayor Howard discussed the current capacity at the Wastewater Treatment Plant and the possible need for capacity expansion within the next five years.

Mr. Brian Thompson discussed the Fiber Project. The conduit and fiber have been installed to the subdivisions on Michael Etchison, and the fiber has been spliced. They are waiting for the OLT to provide service. He explained that he cannot give a direct date for completion at this time. He discussed the process and problems with the project. He stated the target date for completion of the entire project is two years from today; they are still on target. Mr. Thompson stated he is happy with the timeline and the budget.

Mr. Thompson, Mr. Propes, the Committee, and Mayor Howard discussed the timeline for various areas of the Fiber Project, testing, marketing, contractors, lack of materials, and grant funding. They also discussed marketing the fiber to obtain customers.

*No Action.*

## **2. Bypass Utility Relocations**

City Administrator Logan Propes explained that the Georgia Department of Transportation is requiring the City to move utilities, which were not planned at the beginning. Mr. Rodney Middlebrooks will contract out some of the relocations, and Mr. Chris Bailey has ordered the materials. He stated the cost is estimated to be around \$3 million, because GDOT would not move the road. ARPA Funding will be used for most of the project.

Mr. Rodney Middlebrooks stated GDOT did the permits. He should be starting in October and has 180 days to finish.

*No Action.*

## **3. Water Sewer Gas Projects**

Mr. Rodney Middlebrooks stated the Good Hope Gas Line Expansion to Jones Woods Road and Highway 186 is complete. They are currently working on Monroe Madison, which will be done in two to three weeks. The crews will then start on Chandler Road, go to Highway 83, and come back to The Store. This will complete that loop and finish the project. The gravity line for the Alcovy River Sewer is done; the pump station and force main have been installed. The Cherry Hill Water Tank, which will go to the industrial park, is in the design phase. The City will be installing the 12-inch pipe going to the water tank.

*No Action.*

## **4. Electric Projects**

Mr. Brian Thompson stated all of the pipe and poles have been installed for the Town Green, except for a section on South Madison. He is waiting on the contractor to answer some questions concerning the drainage. They are putting the steel pipes up on the big poles now.

City Administrator Logan Propes explained the Town Green bids came in last week; the bids are being vetted now. They are trying to clarify some of the specs from the low bidder, due to

a large difference in the amounts. This information will be presented to Council next week. He stated the whole project will be applied to a new Grant Program that just came out; it has to be in by June 1. He is going to see if he can get the whole project paid through the State of Georgia. The project has to be shovel ready for the Rural Redevelopment Grant. The State could pay up to 100%; the State has to earmark the funding by June 30.

Mr. Thompson explained the South Madison UTECH Project is going slow, because the contractor is having labor issues. The Tantalus Project, which is an automated metering system, got delayed when COVID hit. He has received most of the meters and those devices will start being turned on.

Council Member Tyler Gregory requested a list of all the Electric Projects.

*No Action.*

#### **5. Telecommunications Projects**

Mr. Thompson, Mr. Propes, the Committee, and Mayor Howard discussed the contractors used by the City.

Mr. Thompson stated they had a kick off meeting with the streaming contractor yesterday, and it will go out to the existing fiber customers when the equipment comes in.

Mr. Propes discussed the eventual need for a new electric warehouse; the City is outgrowing its space. It would make sense to move electric and telecom elsewhere at some point. He stated the Blaine Street Project has 15,000 square feet of building space, which would make a great redundant headend. It would also be great for Telecom offices, Electric offices, an Emergency Operations Center, and records storage. The interior buildout would be the only cost to the City.

*No Action.*

#### **6. Other Business & Discussion**

Mr. Chris Bailey discussed the CDBG Project. He had all of the pipe delivered at once, but there is a concrete shortage. The landscapers that were cleaning up the mess essentially walked off the job, but they came back this week. Due to the concrete shortage, they will not be able to get anymore concrete until May 27. He explained sod will be coming in next week, and Mobley Circle will be finished, minus the asphalt. He stated that most of the residents have been really great.

Mr. Bailey, Mr. Propes, the Committee, and Mayor Howard discussed the process of grant projects, right-of-ways, supplies, and getting things put back together at the end of a project.

Mr. Propes, Mr. Middlebrooks, the Committee, and Mayor Howard discussed the sewer request from Great Oaks and the Cedar Ridge Development.

*No Action.*

### **III. ADJOURN TO EXECUTIVE SESSION**

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

**1. Personnel Issue (s)**

Personnel matters were discussed, including attorney-client discussions.

*No Action.*

**IV. RETURN TO UTILITIES COMMITTEE MEETING**

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

**V. ADJOURN**

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