

The Mayor and Council met for a called meeting.

Those Present:	Greg Thompson	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	Jimmy Richardson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk

Staff Present: Danny Smith, R.V. Watts, Bill Owens, David Jahns, Rodney Middlebrooks, Brian Thompson, Patrick Kelley

Visitors: Sharon Swanepoel, Sadie Krawczyk, Beverly Harrison, Chris Bailey, Beth Thompson, David Dickinson, Adriane Brown, John Howard, Kelly Turcotte, Lisa Tkachenko, J. Cambell, Steve Cawood, Barry Dunlap, Chris Thomas

I. CALL TO ORDER – GREG THOMPSON

1. Roll Call

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

II. DEPARTMENT REPORTS

1. September Monthly Reports

The Department Heads presented the monthly reports.

III. COMMITTEE INFORMATION

1. Finance

No Items Scheduled.

2. Airport

a. August 9, 2017 Airport Commission Minutes

The minutes are for informational purposes only.

No Action.

3. Public Works

a. Approval – Ammons Bridge Road Culvert Repair – Intergovernmental Agreement

City Administrator Logan Propes explained that in August the culvert blew out on Ammons Bridge Road at the City limits line. An emergency repair was required, due to the dangerous situation. There was an imminent risk of the road collapsing. The City is responsible for 25% of the repair. Mr. Propes stated that he authorized the County to proceed with the repair, because of the emergency situation. The total invoice for the repair work was \$45,700.00, with the City's percentage being \$11,425.00

The committee recommends approval of the Intergovernmental Agreement with Walton County for the emergency repair on Ammons Bridge Road for the amount of \$11,425.00 to Council.

*Motion by Adcock, seconded by Richardson.
Passed Unanimously.*

4. Utilities**a. Presentation – Clearwater / GMC Engineering**

Mr. Rodney Middlebrooks introduced Steve Cawood, Barry Dunlap, and Chris Thomas with GMC Engineering. He explained they will be giving a presentation on the Operation, Energy Assessment, and Wastewater Treatment Plant Optimization Study.

Mr. Steve Cawood stated that he, Barry Dunlap, and Chris Thomas performed the recent study at the Wastewater Treatment Plant. He gave a presentation on the operation, energy assessment, and optimization at the plant. He stated that the Wastewater Treatment Plant was originally built in 1992, and was upgraded in early 2000. The life span of the equipment is approaching and will require some repair and maintenance. Mr. Cawood discussed the existing plant and progress to date. He stated that the plant has the capacity for growth, it is energy efficient, and it is presently in compliance. He recommended a phased capital improvement plan be implemented, and a computer based maintenance system be initiated.

Council Member Larry Bradley questioned the growth capacity for both industrial and residential. He also questioned if the systematic upgrades could keep the plant compliant for a fraction of what a new plant would cost.

Mayor Thompson questioned when a complete and total upgrade would be required.

Council Member Lee Malcom questioned the amount of time it would take for a complete upgrade.

Mr. Cawood answered that the Wastewater Treatment Plant does have the capacity to grow as anticipated. He stated that the required upgrades to be in the four million dollar range, and a new plant would be approximately forty million dollars. Mr. Cawood stated that with the equipment replacement and regular maintenance the plant should have another 10 to 15 years of life. He stated that it will take approximately one year to complete the upgrade.

No Action.

b. Approval – Roof Repair at older Water Treatment Plant Building on Marable Street

Mr. Chris Bailey discussed the contract for the repair and replacement of the roof at the older Water Treatment Plant, which is located on Marable Street. He explained that there are actually four roofs that will be replaced. He explained that US Communities performed the bid process, and Horizon Roofing had the lowest bid of \$237,548.00.

Council Member Lee Malcom questioned the length of the warranty.

Mr. Bailey answered that there would be a 30-year warranty on the roof.

Council and staff also discussed the current use of the building, and possible future uses.

The committee recommends to Council to contract with Horizon Roofing to replace the roof at the old Water Treatment Plant building for the amount of \$237,548.00.

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

c. Purchase – Materials for Natural Gas Main Replacement

Mr. Chris Bailey presented the request to purchase the materials to replace the steel natural gas mains located in the Roosevelt area. This will continue the replacement of the existing steel natural gas mains within the system, as proposed in the overall CIP budgetary plan. He stated the lowest bid came from Consolidated Pipe & Supply Company for the amount of \$18,923.25.

The committee recommends to purchase the materials from Consolidated Pipe & Supply, for \$18,923.25 to Council.

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

d. Approval – Contracting Services for Natural Gas Main Replacement

Mr. Chris Bailey explained the contract for services is to install the materials which were approved for purchase in the previous item. The gas mains will be replaced in the Roosevelt area. The lowest bid came from Harrison & Harrison, Inc. for the amount of \$143,800.01.

The committee recommends to Council approval of contracting with Harrison & Harrison, Inc., for the amount of \$143,800.01.

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

e. Approval – Contracting Services for Natural Gas Main Reroute

Mr. Chris Bailey explained the request for contracting services to remove and reroute the natural gas main from the Highway 78 bridge crossing. The line will then be rerouted underneath Highway 78 to the connection point at the natural gas take station on the corner of Sorrells Street and Broad Street. He stated the lowest bid to be from D. Lance Souther, Inc. for the amount of \$505,106.25, which includes materials and labor.

Mr. Rodney Middlebrooks explained that there will need to be 3,900 feet of pipe installed instead of the originally anticipated 1,500 feet. The Georgia Department of Transportation is requiring the City to completely remove the current line from underneath the bridge, due to limited access. The pipe will go down beside Highway 78 to get away from the limited access area before crossing over.

Council Member Larry Bradley questioned the option of not removing or replacing the line.

Mr. Middlebrooks answered that the current pipe must be coated. He explained the gas main goes through the concrete pylons of the bridge without a sleeve, so there is no way of coating it. The pipe is made of steel which is corroded, due to the high pressure from the gas main and the moisture from the concrete. Therefore, it is only a matter of time before the pipe starts leaking, and would be a very dangerous situation.

City Administrator Logan Propes stated that he was hoping GDOT would put this bridge replacement on their short term work program, but that did not happen. When discussing the situation with GDOT, he was told that it is the City's responsibility. He will check with GDOT again to see if they will consider a contribution to the project.

Council Member Nathan Little questioned the funding of the project.

City Administrator Propes explained that the CIP budget would require some reprioritizing and shuffling, in order to fund the project.

Council Member Larry Bradley stated his encouragement for staff to try finding additional money.

Mayor Thompson stated that with it being such a critical issue, he will be contacting the State Representative and Senator to urge their help with GDOT.

The committee recommends approval of contracting with D. Lance Souther, Inc. for the amount of \$505,106.25 to Council.

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

f. Approval – Additional Services & Expenses for Natural Gas Main Reroute

Mr. Chris Bailey explained there were additional services and expenses incurred by Goodwyn Mills & Cawood, Inc. for the redesign of the natural gas main reroute. The changes that were made to the project required additional design, engineering, and bidding services.

Council and staff discussed the difference in the cost, opposed to the original project amount.

Mr. Rodney Middlebrooks explained that GDOT requires an engineer to complete a Traffic Plan for Highway 78 and another one for the top of the bridge, prior to the pipe being removed.

Mayor Thompson stated that basically the project is costing the City an additional \$450,000.00 due to requirements made by GDOT.

The committee recommends to Council approval of the additional services and expenses for the amount of \$23,700.00.

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

g. Purchase – Altec Model AT37G with 2017 Dodge Ram 5500

Mr. Chris Bailey discussed the request to purchase an Altec Model AT37G with 2017 Dodge Ram 5500 for the Electric Department. It will replace an existing vehicle that will then be made available for surplus. The lowest bid came from Altec Industries, Inc. for the amount of \$97,876.00.

Mr. Brian Thompson stated it will be replacing a 1987 bucket on a 2001 chassis.

The committee recommends to purchase the Altec Model AT37G with 2017 Dodge Ram 5500 from Altec Industries, Inc., for the amount of \$97,876.00 to Council.

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

h. Approval – CDBG 2018 Grant Administrator

Mr. Chris Bailey presented the request for approval of a grant administrator for the 2018 Community Development Block Grant (CDBG). He explained there are new requirements in order to receive funding from the Department of Community Affairs (DCA). Staff recommends Allen-Smith Consulting, Inc., for administration of the grant.

The committee recommends to Council the approval of Allen-Smith Consulting as grant administrator for the 2018 CDBG.

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

i. Approval – CDBG 2018 Engineering Services

Mr. Chris Bailey requested approval of engineering services for the 2018 CDBG, due to new requirements by the DCA. Staff recommends Hofstadter & Associates, Inc., for the engineering services.

The committee recommends approval of Hofstadter & Associates for engineering services of the 2018 CDBG to Council.

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

5. Public Safety**a. Approval – Out of State Training**

Assistant Fire Chief Bill Owens requested approval to send Fire Marshal R.J. Lott and Captain Jack Armstrong to the National Fire Academy in Emmitsburg, Maryland for a six-day course of Managing Effective Fire Prevention. He explained that the courses are going to be rescheduled. FEMA needs use of the facility, because of the hurricanes in Texas. Therefore, he is requesting approval to travel for training during the 2017 calendar year.

The committee recommends to send Fire Marshal R.J. Lott and Captain Jack Armstrong to the National Fire Academy in Emmitsburg, Maryland to Council.

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

6. Economic Development

Economic Development Specialist Sadie Krawczyk gave an update. The annual retreat was held in August, and there will be a full report of the 2018 Goals before year end. The areas of focus included: parking, parking management, encouraging infill development, redevelopment off of Broad Street, restaurant recruitment, and encouraging more downtown living development. She explained that DDA closed on the Monroe Auto Brokers building, which is located at 202 East Spring Street and 115 South Midland Avenue. The properties are part of a restaurant recruitment project, which will be announced in January 2018. Monroe received two awards from the Georgia Downtown Association at their annual conference. Rinse Bath and Body won the Business of the Year Award, and Lisa Reynolds Anderson won Board Member of the Year Award. The Georgia Initiative for Community Housing (GICH) Retreat will be September 19 and 20. The Smithsonian Hometown Teams Exhibit will be in Monroe between September 16 and October 28, and the First Friday Concert has been rescheduled to September 15.

IV. ITEMS OF DISCUSSION**1. Upcoming Public Hearings****a. Rezone / Annexation – 1050 Good Hope Road & 1054 Good Hope Road****2. Application – Beer & Wine Package Sales – The Market**

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

V. ADJOURN

*Motion by Richardson, seconded by Adcock.
Passed Unanimously.*


MAYOR


CITY CLERK