

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
	Nathan Purvis	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	Jimmy Richardson	Council Member
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

Staff Present: Danny Smith, Jeremiah Still, Keith Glass, Logan Propes, Chris Bailey, Brian Thompson, Patrick Kelley

Visitors: Sadie Krawczyk, Sharon Swanepoel, Beverly Harrison, George Baker III, Cy Nunnally, Nichole Nunnally, Mark Counts, Larry Fussell, Rodney Ethridge, Jerry Golden

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. November Monthly Reports

The Department heads presented the monthly reports.

III. COMMITTEE INFORMATION

1. Finance

No Items Scheduled.

2. Airport

a. October 12, 2016 Airport Commission Minutes

The minutes are for informational purposes only.

No Action.

b. FBO Contract

Mr. Chris Bailey discussed the recommendation from the committee for Fair Weather Flights Aircraft Maintenance & Management to be the fixed based operator (FBO) at the Monroe-Walton County Airport. It would be a five-year contract to begin January 1, 2017. The contract would include fuel distribution, operation, and FBO requirements. He explained this would fill the void that was left from the death of Mr. John Reiner, owner of Air Devil Aviation.

City Attorney Paul Rosenthal noted that there could possibly be a potential conflict of interest, due to Mr. Nunnally being his brother-in-law. He explained that he drafted the agreement prior to the knowledge of Mr. Nunnally being the targeted FBO participant.

The committee recommends to Council approval of the FBO contract with Fair Weather Flights Aircraft Maintenance & Management.

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

3. Public Works**a. Approval – Civil Air Patrol Lease Agreement**

Mr. Chris Bailey presented the request from the Civil Air Patrol to renew the lease agreement allowing them to train and conduct their meetings at the Community Center Building. The agreement would be for a period of one year, expiring on January 31, 2018.

The committee recommends renewal of the lease agreement with Civil Air Patrol to Council.

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

b. Approval – 2017 LMIG

Mr. Jeremiah Still presented the proposed list of streets for the 2017 Local Maintenance and Improvement Grant (LMIG). He explained the streets to be in need of repair. He discussed the contract with the Georgia Department of Transportation for the resurfacing on Brookland Court, Manor Place, Meadow Trace, Meadow Court, Meadow View, Meadow Walk Drive, Masters Drive, Etten Drive, and Baker Street. He explained the grant requires a thirty percent local match from the City.

The committee recommends to Council approval of the proposed list for the 2017 LMIG resurfacing project.

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

c. Approval – Right of Way Acquisition Services Spring Street Project

Finance Director Logan Propes explained parcel acquisition to be the next step with the Spring Street Sidewalk Extension Project. The project will connect the sidewalks from Childers Park on West Spring Street to the sidewalks at the intersection of Highway 138 and Martin Luther King Boulevard. Keck & Wood will contract the parcel acquisitions through PRIMACQ Group, who is currently handling the acquisitions for the North Broad Street LCI Sidewalk Project. Mr. Propes recommended approval of the contract with Keck & Wood, with the amount not-to-exceed \$57,330.00, which will be paid from SPLOST Funds.

The committee recommends approval of the contract with Keck & Wood for the right-of-way acquisition services on the Spring Street Sidewalk Extension Project, with the amount not-to-exceed \$57,330.00, to Council.

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

4. Utilities**a. Purchase – Mapper Kit**

Mr. Chris Bailey presented the request for purchase of a PCM Mapper Kit from C&S Solutions East, the lowest bidder, for the amount of \$11,023.00. He explained it will allow the Gas Department to accurately find buried pipes, establish centerline depth, and troubleshoot coating defects. Mr. Bailey stated that this will be required by the 2017 PSC Laws to remain in compliance. He stated that the mapper would be a Capital Improvement Project purchase.

The committee recommends to Council the purchase of the PCM Mapper Kit from C&S Solutions East for the amount of \$11,023.00.

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

b. Approval – Out of State Travel

Mr. Chris Bailey presented the request for two employees to travel to Tallassee, Alabama to attend the Neptune Meter School, for a total cost of \$1,420.00. This training would provide the new meter specialist and leak detection specialist with the working knowledge to size and select meters properly; install meters and radio endpoints correctly; repair and test meters; troubleshoot meter and radio endpoints in the field; and download and review data logging information for addressing consumption anomalies.

MAYOR AND COUNCIL MEETING NOVEMBER 1, 2016 6:00 P.M.

The committee recommends to allow out-of-state travel for two employees to attend the Neptune Meter School in Tallassee, Alabama, November 15-17, 2016 for the amount of \$1,420.00 to Council.

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

c. Approval – Wastewater Treatment Plant Roof Repair

Mr. Chris Bailey discussed the quotes for roof replacement at the Jacks Creek Sewer Plant for the chlorine building, the primary building, and the digester building. He explained this to be a Capital Improvement Project. He is requesting approval for Horizon Roofing, the lowest bidder, to replace the membrane on all three buildings for the amount of \$56,931.00. Mr. Bailey explained the existing roofing will be removed and replaced with 0.45 TPO roofing membrane. Horizon Roofing will provide a 2-year warranty on the work, and the manufacturer will provide a 15-year warranty on the materials.

The committee recommends to Council approval of Horizon Roofing replacing the roof membrane on the three buildings at the Jacks Creek Wastewater Treatment Plant for the amount of \$56,931.00.

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

d. Approval – Council Chamber Remodel

Mr. Chris Bailey presented the recommendation for the remodel and communication upgrades of the Council Chambers. He explained the room remains original from being built in 2001, and the visual, audio, and recording systems have all quit working properly. Due to the outdated equipment, there are few options left available for repair or maintenance. Mr. Bailey discussed the quotes; stating the lowest quote for the communication upgrade came from Clark Powell, for the amount of \$25,381.00, and B&H Photo had the lowest quote of \$43,273.00 for the video upgrade. He explained the lowest quote of \$16,985.00 for construction came from Premium Construction, but they will be unable to begin the project until January 2017. The next to lowest construction quote was \$30,736.00 that came from J. Key Construction, and they can start on Wednesday after the next Council Meeting. Therefore, it depends on how soon Mayor and Council would like to get started with the construction process.

The committee recommends approval of the lowest bidders: Clark Powell, B&H Photo, and Premium Construction to remodel the Council Chambers for a total amount of \$85,639.00 to Council.

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

5. Public Safety

No Items Scheduled.

6. Economic Development

Economic Development Specialist Sadie Krawczyk gave an update. She explained that Thursday night will be Light Up the Night, so the shops in downtown will be staying open later. The shops will have extended hours every Thursday night through Christmas. It will also be the grand re-opening of the Museum, and there will be an Art Walk with live music. New sculptures will be going up as a part of Sculpt Monroe. The neighborhood clean-up day will be on Saturday. The Community Home Improvement Program (CHIP) Grant is underway. The grant administrator has been taking calls, with a lot more interest than available funds for home renovations.

a. Downtown Renaissance Fellows Program Presentation

Economic Development Specialist Sadie Krawczyk discussed the design portfolio which was put together for the City. She gave a presentation of the Georgia Downtown Renaissance Fellows Program. The program pairs the resources of the Georgia Municipal Association, the Georgia Cities Foundation, and the Carl Vinson Institute of Government. They merge design professionals from the UGA College of Environment & Design to enhance downtown development in communities across Georgia. The City of Monroe was selected as one of three

MAYOR AND COUNCIL MEETING NOVEMBER 1, 2016 6:00 P.M.

communities to take part in the program. Ms. Krawczyk explained that the City of Monroe was assigned to Siyu Hou, an undergraduate landscape architecture student from UGA. Ms. Hou worked 40 hours a week for 12 weeks to create the Downtown Design Considerations Portfolio. She explained these ideas to be design concepts only; there has not been any funding set aside for any of these projects at this time.

No Action.

IV. ITEMS OF DISCUSSION**1. Upcoming Public Hearings**

- a. **Conditional Use – 1031 Charlotte Rowell Boulevard**
- b. **Variance for Sign – 127.5 North Broad Street**
- c. **Variance for Sign – 118 North Wayne Street**

2. Approval – Chamber of Commerce Contract**3. Approval – Personnel Policies and Procedures Amendment****4. 2nd Reading – Property Maintenance Sec. 18-252 Ordinance Amendment****5. 2nd Reading – Nuisances Sec. 42-98 Ordinance Amendment****6. 2nd Reading – Offenses and Miscellaneous Provisions Sec. 62-9 Ordinance Amendment****7. 2nd Reading – Offenses and Miscellaneous Provisions Sec. 62-10 Ordinance Amendment****8. Resolution – Recreational Trail Grant Application****9. Resolution – General Obligation Bond Refunding**

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

V. ITEMS REQUIRING ACTION**1. Execution of Term Sheet Utility Bond Refinancing**

Finance Director Logan Propes discussed the term sheet for refinancing the 2016 Utility Bond. He explained that the Hancock-Whitney Bank has offered the lowest fixed-rate bid, as well as being the most responsive to the terms outlined by the City. The interest rate of 2.19 percent will be a substantial savings for the City. There will be semi-annual payments. Mr. Propes explained that he has signed the term sheet to move forward, but Council will need to ratify this executed document.

To accept the term sheet for the utility bond refinancing.

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

2. 1st Reading – Utility Revenue Bond Refunding Ordinance

City Attorney Paul Rosenthal presented the first reading of the ordinance.

3. Airport Concert

Mayor Thompson explained that the Airport Committee has brought some attention to the possibility of having a concert at the Airport, and Mr. Golden is here to give a presentation.

Council Member Jimmy Richardson stated there to be lots of visions for the future for the City of Monroe. He stated that there is a resource at the airport that the City is not utilizing one hundred percent, and this would be a great opportunity. Mr. Richardson stated that he started looking for ways to bring money into the City about a year ago when he was the airport liaison. He contacted Golden Productions, who have done this type of thing all over the state, with the possibility of having a concert at the airport to raise funds. Mr. Richardson stated that the Airport Committee voted yes to move forward with the concert, and he wanted the Council to hear about it.

Mr. Jerry Golden, Vice-President of Operations of Golden Productions, stated his company has been in Nashville for ten years. He stated that they have been in the entertainment business for a long time, and have been doing the programs for Walton EMC at the horse park for about six years. Mr. Golden stated that he sent the timeline and the program layouts to the City Attorney's office. He stated that the proposed idea is to get revenue back for the airport. This would be a way to help the City of Monroe and Walton County for the next three to five years, having something that is continuous every year. After discussing the situation with the Airport Committee, it was decided that it would be their roll to get approval from the FCC and others.

MAYOR AND COUNCIL MEETING NOVEMBER 1, 2016 6:00 P.M.

He discussed the possible long-term goal of people flying in and out of Monroe for the UGA team games. He stated that he and his company are not promoters, they just try to help with different benefits. They have contacts with lots of artists across the nation. The proposed dates for the event would be either the weekend of September 1st or the second weekend in September. He introduced some of his team members and discussed their involvement.

Mr. Golden's staff stated that they have the resources to handle the concert, but it would be the City's responsibility to do the backing financially. Tickets could either be sold as a profit, or the concert could be a community event to invite the public. The City would ultimately be responsible for all of the fees. There are many different options to make this work, if Council wants to make it work.

Mayor Thompson stated the biggest thing that Council needs to be made aware of would be the costs associated with such a project, and for what all the City would be liable. Then he would like to hear input from the departments.

Mr. Golden stated that the letter of committal must be signed and returned to the band before the band will commit to performing. Then the band will give the amount which they would charge to perform at the concert. The upfront cost would be ten percent of that amount, and would be due in February. He stated the band has performed previously for amounts between \$250,000 and \$100,000. The band will not give an amount, until they make the decision that they would definitely like to come to Monroe. Mr. Golden stated that this is not being brought to the City from a promotor standpoint; he is just saying that it could happen.

Mayor Thompson expressed that the information provided still does not give any specific amounts, and Council can't make a blind commitment.

Mr. Golden stated he would anticipate the ten percent deposit for the band to be \$25,000. His staff stated that an estimated figure for the cost which the City would be responsible would be \$500,000. There was further discussion on the different items that would be included in the binder agreement, such as staff, shuttle buses, and security. It was explained that the City would be depending on ticket sales, concessions, and alcohol sales to recoup the associated costs. All of these type of logistics would need to be worked out later.

Council Members discussed with Mr. Golden and his staff the commitment amounts, the time frame, and the band possibilities. They discussed how this type of industry works, and the amount of work that would be involved for the City with such a venture. The amount of personnel from the City which would be involved was discussed.

Mayor Thompson requested to hear the pros and cons from staff, wanting to hear their input.

Mr. Chris Bailey stated that the possible revenues of \$80,000 concerns him greatly. The insurance requirements that will have to be added for the facility itself should be considered. The City's insurance broker could not quote a price without a plan, but said it would be a substantial cost increase. He expressed it would also be a large safety concern, due to the risk of possible damages. The business owners at the airport would need to close, and FAA requires a hundred percent approval from those business owners.

Mr. Mark Counts, with Barge, Waggoner, Sumner & Cannon, stated that he is neither in favor nor against the project. He is only here as the City's airport consultant to give the requirements that would be necessary, and to answer questions. He discussed the steps involved with closing the airport. First, a formal request would need to be submitted to the Georgia Department of Transportation. A safety and security plan for the event, and an event operations plan would both be required. Documentation for the benefit would be required, and explanations of how the money will be put back into the airport. The insurance liability would be large, and there is a \$9,000 application fee to permit shutting the airport down. There is a lot of preparation involved in getting the information for such a project together. It could cost between \$10,000 and \$15,000 just to gather all the required information, and that is even without approval.

City Attorney Paul Rosenthal requested that Mr. Counts comment on how this type of project would impact any future grant projects at the airport. He stated that generally any projects at the airport are funded through grant funds from FAA with a local match.

Mr. Counts answered that the project would not affect future funding, but the money generated by this event could only be used on projects associated with the airport. He cautioned that

MAYOR AND COUNCIL MEETING NOVEMBER 1, 2016 6:00 P.M.

GDOT and FAA would both have to be indemnified of any damages that might occur, because they would not pay for any repairs.

Council further discussed the advantages and disadvantages of such an event being held at the airport or possibly at a different location, yearly concerts, and the suggestion of having the airport renamed after the group.

Finance Director Logan Propes questioned whether the City would be responsible for cash flowing the whole project up front, or the ten percent deposit only. He stated that normally with something of this magnitude he would be required to book a liability against the airport for the total amount of money involved. He questioned if the City would be indemnified from true liability of the ticket sales and the sponsorship commitment letters.

Mr. Golden answered that his staff and his ticket partner would take care of the financials of the ticket sales. His staff stated that the City would be liable, but the expectation is that money will come out of the ticket sales. The contract would be with the City not Golden Productions, so the City would be liable.

Council discussed the requirement for a letter of commitment from the City, before the City receives specific amounts from the band. They discussed all the work that would be involved prior to getting any specific numbers or information.

Council Member Lee Malcom made a motion to move forward, and show interest in making the event happen. Then when there is some specific information it can be brought back to Council for review.

Mayor Thompson requested information from Airport Commission Chairman Larry Fussell.

Mr. Fussell stated the commission to be in favor of any opportunity that can benefit the City of Monroe and the airport, but there are concerns about the FAA guidelines, all of the preparations that would be required, infrastructure, security, and disruption of airport operations. He explained there are positive attributes, but the commission was unable to recommend approval at this time due mainly to lack of information. There was a vote of three to two from the Airport Commission to move forward with discussions. Mr. Fussell stated a sit down meeting with all involved parties would be mandatory, before moving any further.

Mr. Propes noted that everyone wants to enter into contracts carefully, as does he. Therefore, he needs to see a specific dollar figure before committing to a contract; it makes him uncomfortable talking about possible amounts.

Council Member Norman Garrett asked the opinion of Cy Nunnally who is the new potential FBO at the airport. He would like his perspective since he will be there on a contingent basis.

Mr. Cy Nunnally expressed his concerns over security, repairs from possible damage, closing the businesses, and safety. He stated he would also like to see information from other airports that have shut down for projects of this type before. He would like to hear their input.

Council Member Lee Malcom made a motion to move forward, and show interest in making the event happen.

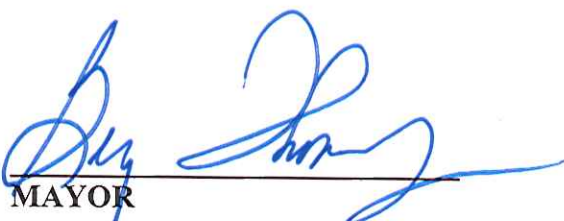
Mr. Rosenthal clarified that the motion is to explore this project further only. There is no letter of intent up for a motion.

To explore the possibility of a concert.

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

VI. ADJOURN

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


MAYOR


CITY CLERK