

The Mayor and Council met for their regular 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
	Ron Rabun	Interim City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

Staff Present: Danny Smith, Jeremiah Still, Keith Glass, Logan Propes, Rodney Middlebrooks, Patrick Kelley

Visitors: Sharon Swanepoel, Brittney Fitzpatrick, Beverly Harrison, Chris Bailey, Patrice Broughton, Sadie Krawczyk, Brian Krawczyk, Carol Smith, Bobby Smith, Kimberly Mayfield, Ross Bradley, Daniel South, Mark Hayes, Kyle Harrison, Blake Knight, Keith Little, Lisa Anderson, Rod Johnson, Devon Smith, David Dickinson, Connie New, Keith Thompson, Randy Travis, Tommy Aycock, Ray Bostwick, Dexter Parks

I. CALL TO ORDER – GREG THOMPSON

1. Invocation

Mayor Thompson gave the invocation.

2. Roll Call

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

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. August 2, 2016 Council Minutes
- b. August 9, 2016 Council Minutes
- c. August 2, 2016 Executive Session Minutes
- d. August 10, 2016 Airport Commission Minutes
- e. August 16, 2016 Planning Commission Minutes
- f. August 23, 2016 Historic Preservation Commission Minutes
- g. Reliant Homes Sewer Project – Continue negotiation with Reliant Homes, with current contract amount stand as approved by Council, with a time limit of 60 days to negotiate and allow Reliant Homes to provide any additional information. (Recommended for Council approval by Utilities Committee August 30, 2016)
- h. City Hall Exterior Repairs – Approval of Veteran Builders for the amount of \$42,671.00. (Recommended for Council approval by Finance Committee September 6, 2016)
- i. Community Building Exterior Repairs – Approval of Veteran Builders for the amount of \$21,895.00 (Recommended for Council approval by Finance Committee September 6, 2016)

MAYOR AND COUNCIL MEETING SEPTEMBER 13, 2016 6:00 P.M.

- j. Purchase – Airport Fuel Agreement – Approval of agreement with Perry Brothers Aviation Fuels. (Recommended for Council approval by Airport Committee September 6, 2016)
- k. City Hall Signage – Staff to perform the site work for closing the Highway 11 employee entrance. (Recommended for Council approval by Utilities Committee September 6, 2016)
- l. Water Fountain Repair – Approval of Legacy Electrical Services to repair the fountain for the amount of \$10,528.39 and staff to purchase materials to seal vault for the amount of \$1,000.00. (Recommended for Council approval by Utilities Committee September 6, 2016)

To approve the consent agenda as presented.

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

II. PUBLIC PRESENTATION

Finance Director Logan Propes discussed showcasing Monroe not only downtown, but a comprehensive view of the City.

Ms. Patrice Broughton presented the “Showcase Monroe” commercial, which looks to celebrate everything that makes Monroe unique. She discussed ways to engage citizens and the public. This is a way to show the public what Monroe offers: utilities, citizen engagement tools, training facilities, specialty shops, restaurants, parks, recreation, events, and entertainment.

III. PUBLIC FORUM**1. Public Comments**

Ms. Carol Smith, of 928 East Church Street, stated that her house has been ran into on two separate occasions. This last occurrence the person jumped the sidewalk and ran through the brick wall, actually moving the house off of the foundation. She explained the house is across from the three way stop where Hammond Drive dead-ends into Church Street. She is petitioning the City to put up a guard rail at the end of the street. She wants something done before someone gets killed.

Mr. Ray Bostwick, of 1750 Old Athens Highway, explained he has relocated from New Jersey to Monroe. He stated his issue to be with the water rate structure. He paid \$3,750.00 on January 8, 2015 to get the water meter installed, plus he has paid \$726.25 in monthly fees through this month. He has not moved in or used a single drop of water yet. He is requesting justification of this billing structure, and wants some reimbursement on these expenditures. He is concerned about his future bill once he moves in and actually starts using water.

Ms. Kimberly Mayfield, of 410 East Church Street, stated she is one of the owners of Sparrow Hill Inn. She explained they came to Monroe in 2013 and were immediately impressed with the redevelopment potential of their property. There was no way they would have been able to take on the project without the development incentives offered through the DDA. She discussed how DDA helped them create a viable business with a low interest rate loan. She stated there to be some blighted and abandoned properties close to their business. She thanked Council for helping Monroe to grow and be a more vibrant home.

Mr. Daniel South, of 1740 Old Monroe Madison Highway, spoke a word of encouragement for Council. He stated that he applauds their efforts and vision for moving forward, but wants to keep seeing things move forward. He stated himself to be a business owner and a homeowner in Monroe, with kids in public school. He would like to see Monroe continue to grow and progress, because that shows potential investors that this is the place they want to be.

Mr. Mark Hayes, of 204 Walton Street, stated his support of Brian and Sadie Krawczyk’s development plan on Davis Street. He wanted to reiterate that people want to see the City do better things.

Mr. Dexter Parks, of 401 South Madison Avenue, stated himself to be a new homeowner. He has a property at the corner of Davis Street and South Madison Avenue. He discussed the eyesores on Davis Street and stated Council needs to help get these fixed up around the City.

2. Public Hearing**a. Rezone – 319 McDaniel Street**

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from R-1 to B-1. The applicant is requesting a partial rezone of the property. Mr. Kelley stated the acreage is 2.9 and the property has 532.22 feet of road frontage on McDaniel Street and 214.80 feet of road frontage on Woodland Road. The property is being used as a Special Events Center. The Code Office and Planning Commission recommend the request be approved.

The Mayor declared the meeting open for the purpose of public input.

Ms. Connie New, Director of the McDaniel Tichenor House, spoke in favor of the rezone. She discussed the history of the house, and some of the special events held there. The rezone would accommodate building a special events pavilion, which could be used when it rains. This would also help to protect the historical house.

Council Member Nathan Little questioned the design of the pavilion.

Ms. New answered that the pavilion would be complimentary to the design of the house.

There were no other public comments; Mayor Thompson declared that portion of the meeting closed.

To approve the rezone.

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

IV. NEW BUSINESS**1. 2nd Reading – Zoning Ordinance Code Text Amendments**

City Attorney Paul Rosenthal gave the second reading of the ordinance to amend the Zoning Ordinance by implementing text amendments and changes identified in Exhibit A.

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

2. 2nd Reading – Property Taxes Sec. 90-35 Ordinance Amendment

City Attorney Paul Rosenthal gave the second reading of the ordinance to amend Chapter 90, Article II, Section 90-35.

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

3. 1st Reading – Animals Ordinance Amendment

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

4. Resolution – MGAG Gas Supply Contract

To approve the resolution as presented.

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

5. Discussion – Milledge Avenue Project

Interim City Administrator Ron Rabun gave a brief update on the Madison Davis Project. He discussed the Urban Renewal Policy previously adopted by Council, which can be used as future projects come along. After discussions and meeting on Friday, it was discovered that no assistance will be needed for this project. It was discovered that some changes could be made, such as the size of the water lines, which would reduce the costs. This will allow the developers to be able to handle the project, and proceed without any assistance.

Mr. Kyle Harrison stated he has been assisting with the development of the project. He thanked Mr. Middlebrooks for helping them discover how to overcome a lot of the obstacles. He discussed the benefits this development will be for Monroe. He commended Mr. Rabun and Mr. Middlebrooks for all their assistance, because it was very advantageous. Mr. Harrison stated he applauds all the efforts that were involved.

No Action.

6. Bond Underwriting Services

Finance Director Logan Propes discussed possibly refunding some of the outstanding bonds and potentially including the GEFA loan. He discussed the RFQ results for the bond underwriting services. He explained that staff has evaluated the responses. The recommendation is to approve Stifel as bond service underwriter for the Series 2003, Series 2006, and GEFA Refunding Bond Package. There would be a potential savings of approximately \$2,044,178 over the next 18 years, which is a substantial savings. The amortization would be kept the same. Mr. Propes stated that the General Obligation Bond only has three more years. Therefore, it may be advantageous to include it as a private placement deal. That option is being kept open, as they move through the process.

Interim City Administrator Ron Rabun clarified that there will not be any refinancing or lengthening of any debt, terms will not be extended. He stated that Stifel is associated with Merchant Capital.

Council Member Larry Bradley stated that he has been assured that this will not interfere with the City's ability to issue new bonds in the future, should the City incur a significant infrastructure cost.

Mr. Rabun stated that this will not take away from any of the debt capacity.

To approve Stifel as the bond services underwriter.

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

V. ADJOURN

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


MAYOR


CITY CLERK