

MINUTES

City of Carrollton Mayor and Council Meeting

September 12, 2011

6:00 p.m.

Public Safety Complex, Court/Council Chambers, 115 West Center Street,
Carrollton, Georgia

I. CALL TO ORDER

The Mayor and Council met in regular session on Monday, September 12, 2011 in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Garner called the meeting to order at 6:00 p.m. Members present: Mayor Wayne Garner, Councilmember Peter Balega, Councilmember Gerald Byrd, Councilmember Mandy Maierhofer and Councilmember Mike Patterson.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Garner.

III. INVOCATION

Ms. Annie Boykin offered the invocation.

IV. MINUTES (August 1, 2011)

Motion by Councilmember Patterson, seconded by Councilmember Maierhofer to approve the Minutes of the August 1, 2011 meeting of the Mayor and Council. Motion passed (5-0).

V. ITEMS OF DISCUSSION

1. Resolution 09-2011: Flood Control Ordinance

City Engineer Tommy Holland presented to the Mayor and Council for their consideration Resolution 09-2011: Flood Control Ordinance. CE Holland advised that the Georgia EPD and the Federal Emergency Management Agency (FEMA) has requested this revision to the ordinance. CE Holland advised that FEMA administers the National Flood Insurance Program (NFIP). In addition, CE Holland noted that the City must adopt and enforce a local Flood Damage Prevention Ordinance in order to regulate development in flood hazard areas. CE Holland also advised that in exchange for the community's commitment to implementing flood damage mitigation measures, the Federal Government has agreed to make flood insurance coverage available throughout the community. Changes resulting from the proposed ordinance includes: revised definitions, revised requirements for Conditional Letter of map Revisions (CLOMR) and Conditional Letter of Map Amendment (CLOMA), requirements that the developer submit "as-built" data to FEMA in order to obtain the final Letter of Map Revision (LOMR), elevation requirements for heating and air conditioning, and references to the newest FIRM maps dated September 19, 2007. **Motion by Councilmember Balega, seconded by Councilmember Byrd to approve Resolution 09-2011: Flood Control Ordinance. Motion passed (5-0).**

2. Resolution 10-2011: Special Purpose Local Option Sales Tax (SPLOST) Projects

City Manager Coleman presented to the Mayor and Council for their consideration Resolution 10:2011, Special Purpose Local Option Sales Tax (SPLOST) Projects. CM Coleman advised that Chairman Bill Chappell will call for a future SPLOST Referendum with the upcoming Presidential Primary Election in the spring of 2012. CM Coleman advised that should the SPLOST vote pass, collection will begin in June of 2015 and will run for (6) six years, assuming the City of Carrollton agrees to participate. CM Coleman noted that if the City does not wish to participate, the SPLOST will be collected for (5) five years and the City will receive no (zero) SPLOST funds. CM Coleman advised that the list of projects is similar to the 2008 SPLOST list, in that it will allow the City to buy needed equipment, do construction

projects and other desirable projects that the current economic climate of the General Fund Budget prevents. A list of the proposed SPLOST projects follows:

**CITY OF CARROLLTON
PROPOSED 2015 SPLOST PROJECTS
FOR APPROVAL
SEPTEMBER 12, 2011**

1. Street Resurfacing/Repair/Improvements/Construction; Sidewalk/Sidewalk Extension; Curb and Gutter Design/Installation and Repairs; Drainage-Infrastructure Design/Installation and Improvements; Traffic Safety/Traffic Movement Improvements.

Major Elements:

- Construction, Repair and Resurfacing of City Streets and Roads
- Traffic Safety/Traffic Movement Improvements, Including; Signalization, Pavement Markings and Other Related Items
- Repair and Improvement of Street Culverts, Drainage, Piping, Ditches, etc.
- Design, Installation and Repair of New and Existing Sidewalks
- Curb and Gutter Design and Installation/Repair of Existing Curb and Gutters

2. **Public Safety Projects.**

Major Elements:

- Repair/Replacement/Purchase of Equipment/Vehicles/Apparatus Vital to Public Safety
- Repair /Renovations to Facilities/Grounds/Buildings Necessary for the Quality Operation of Public Safety Departments Necessary to Protect the Citizens of Carrollton

3. **Water Impound Improvements for Retention and Storage of Potable Water; Design and Development .**

Major Elements:

- Construction of Water Impound for Extended Water Supply Necessary During Droughts and High Usage by Customers
- Repair/Replacement of Lake Carroll Dam

4. **Recreation/Cultural Arts Improvements.**

Major Elements:

- Repair/Replacement of Equipment and Vehicles Necessary for Continued Operation of Quality Recreation and Cultural Arts Activities in the City of Carrollton
- Repair/Renovation of Existing Recreational Facilities, Properties and Buildings
- Design and Installation of Elevator Serving the "Dr. Tracy P. Stallings Community Center"

5. **Economic Development.**

Major Elements:

- Acquisition of Technical/Industrial/Business Sites to Stimulate Carrollton's Economy
- Extension and Improvement to Infrastructure to Service Sites

6. **Greenspace Project.**

Major Elements:

- Construction/Extension of Walking/Jogging/Biking Trail known as the "Greenbelt"
- Acquisition of Property for Public Greenspace
- Development of that property known as the "Hobbs Property" for Public Use and Recreational Activities

7. **Public Utilities (Telecommunications) Improvements.**

Major Elements:

- Infrastructure Extension, Upgrade, Replacement and Repair
- Security System for Public Areas Requiring Monitoring for Public Safety

ESTIMATED COLLECTION OF SPLOST PROCEEDS:
\$14,000,000 - \$16,000,000

In addition, CM Coleman advised that Chairman Chappell has indicated that he will do a Tier 1 project with proceeds from the 2015 SPLOST, subject to voter approval. CM Coleman explained that A Tier 1 project is a project that benefits the entire county and is funded prior to municipalities receiving their portion of the remaining proceeds. He estimates this Tier 1 project (County Administrative Building and Roadway) will cost approximately \$17,000,000 - \$20,000,000. CM Coleman also advised that Commission Chairman Chappell intends to construct an Administrative Building at its present location on College Street in Carrollton. CM Coleman advised that ultimately, the City of Carrollton will directly receive a smaller percentage of the collected monies than in previous SPLOST. CM Coleman noted that adoption of Resolution 10-2011 approves the City of Carrollton's participation in the election, the project list, and also authorizes the City Manager to negotiate and sign the Intergovernmental Agreement which reflects the distribution of SPLOST proceeds. **Motion by Councilmember Maierhofer, seconded by Councilmember Patterson to approve Resolution 10-2011: Special Purpose Local Option Sales Tax (SPLOST) which allows the City of Carrollton's participation in the election, approves the submitted project list, and authorizes CM Coleman to negotiate and sign the Intergovernmental Agreement, which reflects the distribution of SPLOST proceeds. Motion passed (5-0).**

3. Depot Roof System

City Manager Coleman presented to the Mayor and Council for their consideration (4) four options for a roof system (over the warehouse portion) at the train depot as follows:

1. Insulated Wood Panels (5 5/16" thick) approximately \$547,250.
2. Insulated Wood Panels (4 1/2" thick) approximately \$484,250.
3. Insulated Metal Roof Panels \$317,900.
4. Non-insulated Metal Roof System \$140,800.

CM Coleman advised that it is his recommendation that option #3 be most seriously considered. CM Coleman noted that Option 3: Insulated Metal Roof Panels at a cost of \$317,900 would provide sufficient insulation value so that the HVAC system would allow comfortable year round use, yet does not require that new trusses be manufactured and installed.

CM Coleman noted that it is imperative that a new roof system in the warehouse portion of the train depot be installed prior to beginning the finishing process of that area, as the current roof has leaked for several years. CM Coleman also announced that renovation of the Depot is expected to resume within the next couple of weeks.

CM Coleman advised the Mayor and Council that there is approximately \$225,000 remaining in the SPLOST account dedicated to the Depot and the remaining portion of money, should they choose any option other than #1, would come from 2008 SPLOST proceeds. Councilmember Balega inquired as to whether uses for the Depot had been determined. CM Coleman advised that potential uses had not yet been determined, but the Depot Committee would be holding meetings in the future to discuss that matter. **Motion by Mayor Garner, seconded by Councilmember Patterson to approve Option #3 (Insulated Metal Roof Panels for the roof of warehouse at the Depot). Motion passed (5-0).**

4. Appointments: Carrollton Area Convention & Visitors Bureau (2)

Motion by Councilmember Patterson, seconded by Councilmember Maierhofer to appoint Mr. Frank Pritchett as (UWG Representative) on the vacancy created when Lisa Ledbetter retired and to re-appoint Jackie Pate (At-Large Representative) to an additional term. Both terms will expire (June 30, 2014).

VI. CITIZEN COMMENTS

Ms. Rosalind Smith spoke to the Mayor and Council on behalf of her disabled aunt (Ms. Joan Hurston) of 124 Valley Circle. Ms. Smith read a letter that her aunt had written regarding her home which was flooded, along with several other homes, during the disastrous flood of September 2009. In the letter, Ms. Hurston states that a FEMA representative visited her home in the wake of the disaster and concluded that there wasn't enough damage to grant Federal Funds. Ms. Smith noted that her aunt has made many repairs to the structure and this year alone, the home has flooded three times and there have been numerous plumbing problems. Ms. Smith also advised that her aunt has spoken with Rotor Rooter and Water Removal Services and was told that the house should be gutted. In addition, Ms.

Smith complained about all of the abandoned houses around her and the ongoing problems with insects it has created. In addition, Ms. Smith informed the Mayor and Council that when the meetings were first held after the flood of 2009, the plan was for all houses on Valley Circle to be purchased. In her letter, Ms. Hurston requests that the City reconsider purchasing the house because she feels that it is contaminated and not fit to live in. City Manager Coleman advised that GEMA had made the decision as to which houses were purchased, but he would be happy to resubmit the request to GEMA for their consideration.

Mr. Dillard Buchanan asked the Mayor if he would comment on the recent Open Records Lawsuit against the City. The Mayor commented that the City receives numerous Open Records Requests and we have always and will continue to be transparent in answering those requests, often times the very same day. However, with this particular request, we felt that it was broad and additional clarification was needed, but the Court System felt otherwise and the City will comply with the court's ruling. City Attorney Chuck Conerly advised that the City is in the process of gathering those records for the order.

VII. MAYOR AND COUNCIL ANNOUNCEMENTS

There were none.

VIII. CITY MANAGER ANNOUNCEMENTS

There were none.

IX. ADJOURN

There being no further business to address, the meeting adjourned at 6:28 p.m.