

MINUTES

City of Carrollton Mayor and Council Meeting

June 6, 2016

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 a regular session on Monday, June 6, 2016, in the Public Safety Complex, Court/Council Chambers, 115 West Center Street, Carrollton, Georgia. Mayor Hollingsworth called the meeting to order at 6:00 p.m. Members present: Mayor Walt Hollingsworth, Councilmember Gerald Byrd, Councilmember Met Lane, Councilmember Jim Watters, and Councilmember Rory Wojcik. Members absent: None.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Hollingsworth.

III. INVOCATION

The invocation was led by Reverend Gwen Thomas.

IV. CITIZEN COMMENTS

Mr. Bobby Freeman expressed concerns regarding erosion that occurs during the rain at Knox Park. Mr. Freeman stated that Lakeshore Park has had recent upgrades and upgrades are also needed at Knox Park.

Ms. Annie Boykin thanked City Manager Tim Grizzard for the recent work which was completed on Carter Street in an effort to help with mosquito control. Ms. Boykin also expressed appreciation to the Police Department and Fire Department for keeping a check on her neighborhood on Carter Street.

Mr. David Fincher thanked the Mayor and Council for the flashing signs on Hays Mill Road.

Ms. Betty McClure requested that the sink hole at Spring Street near Beall Street be repaired. Councilmember Byrd requested that Ms. McClure call him and he would make sure that these types of issues are addressed. At this time, Public Works Director Mike Green advised that there had recently been a water leak in the area and staff had to wait for the street to settle before repairs could be made. Director Green stated that the area referenced had been patched and that permanent repairs would be made soon. Councilmember Byrd thanked Mike Green for always responding to his calls and handling complaints quickly.

Reverend Gwen Thomas thanked Councilmember Byrd for the repairs on Lambert Street.

Mr. Buddy Hill requested that the Mayor and Council consider installing flashing speed limit signs on Cedar Street like the signs that were recently installed at Hays Mill Road due to speeding in the area. Mr. Hill expressed appreciation to the Police Department for the wonderful job that they have done. In addition, Mr. Hill also stated that a small four-unit apartment complex on N. White Street that backs up to his back yard has drug use and prostitution going on behind the complex. Mr. Hill emphasized that he would like the area cleaned up. Councilmember Wojcik stated that he has spoken with City Engineer

Tommy Holland regarding installation of the flashing signs on Cedar and Stewart to address speeding in the area. Councilmember Wojcik stated that he was informed that City staff was already looking at traffic calming measures to address the problem.

Councilmember Watters recognized Chief Warrant Officer, Mr. Rich Weaver, on his 30-year anniversary as a veteran Army pilot.

V. MINUTES (May 2, 2016)

Motion by Councilmember Lane, seconded by Councilmember Byrd to approve the minutes of the May 2, 2016 meeting. (Motion passed 5-0).

VI. APPROVAL OF AGENDA ITEMS FOR CONSIDERATION

Motion by Councilmember Lane, seconded by Councilmember Wojcik to approve the Agenda and amend the Agenda item order as follows: (Motion passed 5-0).

1. Proclamation: Carrollton High School Student Ambassadors
2. Bleakly Multi-Family Housing Report
3. Adoption of Utility Rates and Fees
4. Resolution 12-2016: Alcoholic Beverage Ordinance Amendment
5. Resolution 13-2016: FY 2015-2016 Budget Amendment
6. Resolution 14-2016: Charitable Donations
7. Public Hearing: FY 2016-2017 Budget
8. 2016 Hazard Mitigation Plan
9. Zagster Bike Share Program

(Motion passed 5-0)

1. Proclamation: Carrollton High School Student Ambassadors

A proclamation was read honoring the Carrollton High School Student Ambassadors for winning the inaugural State Student Ambassadors Cup.

At this time a motion was made by Councilmember Lane, seconded by Councilmember Wojcik to suspend the rules as provided for in Roberts Rules of Order in regards to the receiving of public comments on items for consideration; and approve the following format for each agenda item:

- **First**, the Mayor will announce the agenda item.
- **Second**, the Mayor will invite the appropriate party (a City Councilmember or City Manager Tim Grizzard) to explain what the agenda item is and its purpose.
- **Third**, the Mayor will invite public comments and input on the agenda item. Each members of the public shall have five minutes to speak on an item. The speaker may ask for her/his time to be extended by an additional 5 minutes but the Mayor will have sole discretion to extend the allotted time.
- **Fourth**, the Mayor will invite a motion.
- **Fifth**, the Mayor will determine if any member of the body wishes to second the motion.
- **Sixth**, the Mayor will make sure everyone understands the motion.
- **Seventh**, the Mayor will invite discussion of the motion by the City Councilmembers.
- **Eighth**, after debate, the Mayor will call for a vote.

(Motion passed 5-0)

At this time, motion by Councilmember Lane, seconded by Councilmember Watters to amend the Agenda item order as follows: (The purpose of this change was to allow time for the Bleakly Advisory Group to arrive at the meeting.)

1. **Proclamation: Carrollton High School Student Ambassadors**
2. **Resolution 12-2016: Alcoholic Beverage Ordinance Amendment**
3. **Bleakly Multi-Family Housing Report**
4. **Adoption of Utility Rates and Fees**
5. **Resolution 13-2016: FY 2015-2016 Budget Amendment**
6. **Resolution 14-2016: Charitable Donations**
7. **Public Hearing: FY 2016-2017 Budget**
8. **2016 Hazard Mitigation Plan**
9. **Zagster Bike Share Program**

(Motion passed 5-0)

2. Resolution 12-2016: Alcoholic Beverage Ordinance Amendment

City Manager Grizzard presented to the Mayor and Council for their consideration Resolution 12-2016: Alcoholic Beverage Ordinance. City Attorney Conerly explained that Resolution 12-2016 would amend the Ordinance as follows: 1. To define, allow, and regulate breweries and brewpubs; 2. To allow and regulate the sale of alcoholic beverages by the drink at The Amp; 3. To allow for “brownbagging” at certain events at The Amp; 4. To allow for “brownbagging” of wine and malt beverages at establishments licensed to sell alcohol for consumption on the premises. After no additional discussion, Mayor Hollingsworth called for a motion on the matter. **Motion by Councilmember Watters, seconded by Councilmember Byrd to approve Resolution 12-2016: Alcoholic Beverage Ordinance Amendment as presented (Motion passed 5-0).**

3. Bleakly Multi-Family Housing Report

City Manager Grizzard introduced Mr. Ken Bleakly of the Bleakly Advisory Group; a consulting firm hired by the City to study the City’s multi-family housing inventory.

Mr. Bleakly reported that that the City of Carrollton adopted a six-month moratorium in January 2016 of multi-family housing permit approvals, stemming from concerns that the City’s multi-family housing inventory was out of balance with similar communities. In response, the Bleakly Advisory Group was commissioned to study the current housing (multi-family and single-family) stock and rental/ownership of the same within the City of Carrollton. The study would give projections as to the future mix of housing stock within the City, and the impacts of the same, and to make recommendations as to the zoning and regulation of multi-family housing within the City.

Mr. Bleakly presented the findings of the study by slide presentation and posed key questions and the study results regarding multi-family housing in Carrollton.

1. How does Carrollton’s multi-family housing inventory compare with its family housing inventory compare with its peers?
 - In Carrollton, 48% of housing units are multi-family (2 or more units), compared to 16% of all housing units in Carroll County and 24% statewide.
 - Among five regional peer cites in Georgia (Cartersville, Douglasville, LaGrange, Newnan, and Rome) multi-family housing accounts for 29% of their housing stock.
 - Among five peer Georgia college towns (Athens, Dahlonega, Milledgeville, Statesboro and Valdosta) multi-family housing accounts for an average of 40% of the housing inventory.
 - Thus, Carrollton (at 48%) has a significantly higher percentage of multi-family housing than is found among the peer communities.
2. How does Carrollton’s housing tenure compare to its peers?
 - In Carrollton 64% of all households are renters, verses 33% in Carroll County and 34% statewide.
 - Among the five regional Georgia peer cities renters account for an average of 48% of households.
 - Among the five Georgia college town peers, renters account for an average of 60% of households.

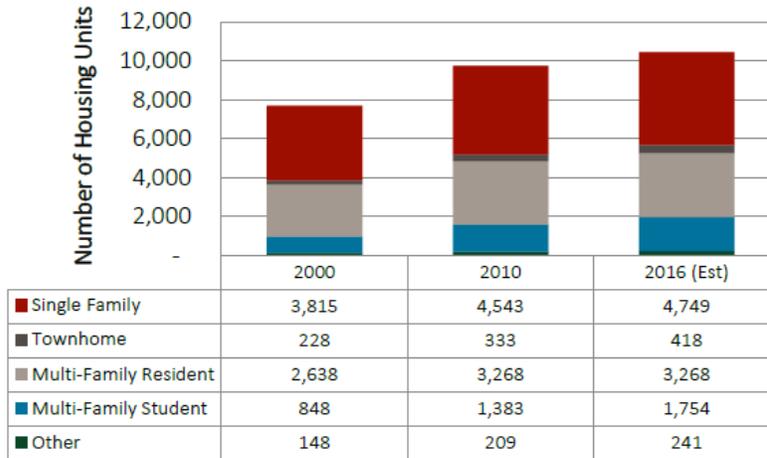
- Thus, Carrollton has a significantly higher percentage of rental households than in Carroll County, the State and among its regional peer cities. However, its proportion of renters is roughly consistent with other Georgia college towns.

3. How has Carrollton’s multi-family housing supply changed over time?

- Carrollton had 7,677 housing units in 2000, and has an estimated 10,430 housing units as of 2016. Between 2000 and 2016, Carrollton added an estimated 2,753 housing units, an increase of 36%.
- 56% of the housing units added from 2000 to 2016 were multi-family units - 23% were standard rental apartments and 33% were student rental apartments.
- Townhomes accounted for 7% of new units.
- From 2000 to 2016, the proportion of multi-family housing units in Carrollton’s total housing stock increased from 45% to 48%.
- Student apartments have become a larger share of the City’s housing mix – increasing from 11% of all units in 2000 to 17% of all units in 2016.
- Carrollton has seen its housing inventory shift from 45% multi-family in 2000 to 48% multi-family in 2016. The most rapid expansion of its multi-family inventory has been in the student housing sector which now accounts for 17% of Carrollton’s housing stock.

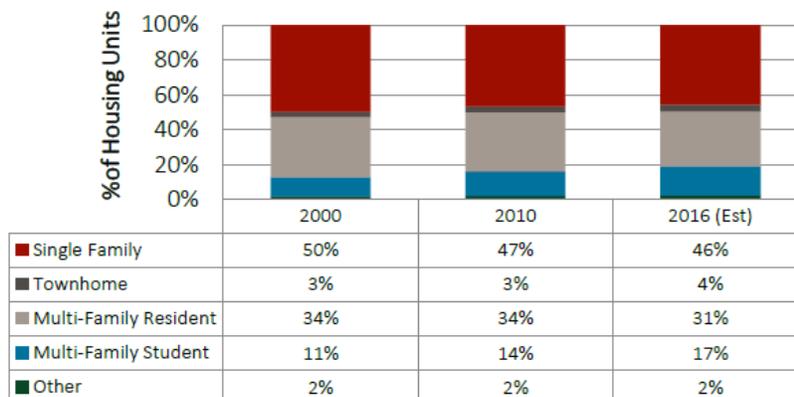
Housing Mix by Number of Units

City of Carrollton, 2000, 2010, & 2016



Housing Mix by Percentage of Units

City of Carrollton, 2000, 2010, & 2016



Source: Nielsen Inc., US Census ACS 2014, Bleakly

4. What have been the trends in Carrollton's multi-family housing building permits?

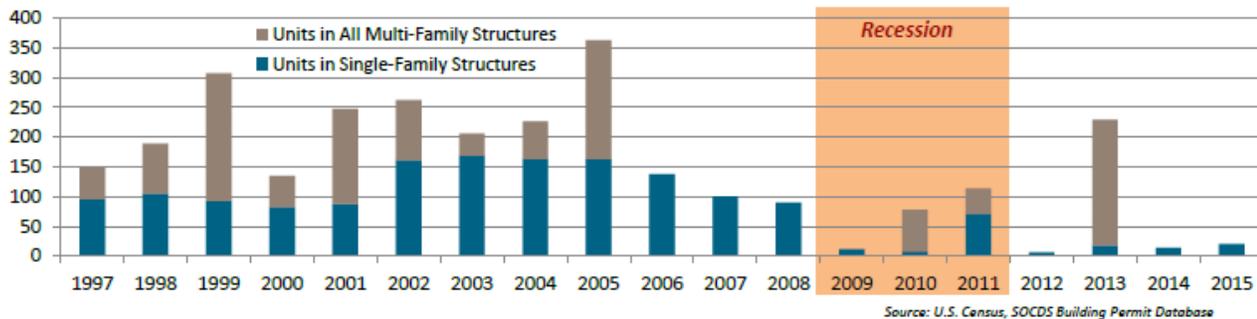
- From 2000-2015 Carrollton issued an average of 140 building permits annually, 58% of which were for multi-family housing.
- The Great Recession had a major impact on the type of housing being permitted in Carrollton.
- Prior to the recession, from 2000 to 2008, Carrollton averaged 197 permits per year, of which 35% were for multi-family housing
- From 2009 to 2015 the volume of total permits dropped to an average of 68 units per year—a 65% decline, and multi-family units are now 68% of the total units permitted.
- Thus, over the past fifteen years Carrollton has seen a shift in new construction, with a dramatic drop in the amount of annual permits issued, a relative absence of single-family permits since the beginning of the Great Recession and an increasing percentage of multi-family permits being issued, significantly above its proportion in the existing housing stock.

Housing Demand in Carrollton 2016-2026

Housing Demand in Carrollton 2016-2026				
	2016	2026	Total New 2016-2026	Annual Average
Total Housing Demand				
Resident Households	8,963	9,877	914	91
Off-Campus Student Households	2,983	3,572	589	59
Total	11,946	13,449	1,503	150
Demand by Tenure				
Resident (non-student) Demand				
Renter Demand 50.5%			452	46
Owner Demand 49.5%			452	45
Off-Campus Student Demand				
Renter Demand 95%			560	56
Owner Demand 5%			29	3
Total Rental Demand			1,021	102
Total Owner Demand			482	48
Total Demand			1,503	150

Source: Bleakly

City of Carrollton Housing Permits, 1997 -2015



5. What are the characteristics of multi-family households in Carrollton?

- Multi-family households are primarily renters: 97% of Carrollton's multi-family inventory is renter occupied.
- Renters also occupy other housing: 33% of Carrollton's renter households live in single-family homes and townhomes in the City.
- Younger households tend to be renters: 75% of households headed by individuals under 35 years old are renters.
- Lower-income householders tend to be renters: 82% of households earning less than \$25,000 per year rent their homes, although many of these households may be students whose income is understated.
- Non-family households (singles or un-related people living together) tend to be renters: they are twice as likely to be renters.

6. What is the future demand for housing in Carrollton?

- Since 2000, Carrollton's population has been growing at a compound average annual growth rate (CAGR) of 1.2% and its households have been growing at a rate of 1.0%.
- If the City continues the 1.0% household growth rate over the next decade it will add 914 new households, for an average of 91 new households per year.
- The University of West Georgia is projecting full-time enrollment to grow at 1.7% annually over the coming decade. We estimate this will generate demand for 589 off-campus housing units (assuming an average 3.1 beds per unit) or an average of 59 units per year.

- Carrollton will experience demand of 150 new households annually over the next ten years, consisting of 91 resident households and 59 student households.
 - Of those 150 new households, 102 (68%) will be renter households and 48 (32%) will be owner households.
7. What are the local revenue impact and service costs of Carrollton's multi-family housing inventory?
- Carrollton has average annual service costs from local sources of \$322 per resident and a \$296 per local employee.
 - Based on the Carrollton City Schools' enrollment of 4,935 students, the average cost of education per pupil is \$9,209 per year and \$2,778 per pupil is raised through local taxes.
 - We analyzed the public revenues and service costs of four sample multi-family housing complexes.
 - The cost of providing municipal services and educating the student-aged population of the four complexes annually is estimated to be \$964,000.
 - These four complexes generate \$351,000 in local revenue to the City of Carrollton and Carrollton City Schools annually.
 - Providing services to the residents of the four multi-family complexes costs the City and Schools \$613,000 more than the tax revenue that is generated by those complexes.
 - All four multi-family complexes sampled are generating a significant annually revenue deficit to the City.
 - The level of crime at multi-family housing has risen dramatically over the past six years from 245 incidents in 2010 to 619 incidents in 2015—an 18% annual increase.
 - Crime incidents are roughly three times more likely in multi-family housing than single-family housing.

SUMMARY OF NET FISCAL IMPACT OF SAMPLE MULTI-FAMILY COMPLEXES							
Complex	Units/Beds*	Residents	Students	Revenues	Service Cost	Net Revenue	Net Rev./Unit
SOMA	208	436	57	\$44,662	\$299,634	-\$254,972	-\$1,226
Magnolia Lake	216	482	31	\$58,187	\$348,976	-\$251,154	-\$1,163
Mayfair	120	239	72	\$97,823	\$150,853	-\$92,666	-\$772
Haven West*	568	511	-	\$150,736	\$164,606	-\$13,871	-\$24
Totals	1,112	1,668	160	\$351,407	\$964,069	-\$612,662	-\$551

Source: City of Carrollton Proposed FY2015-2016 Budget, Bleakly

In conclusion, Mr. Bleakly advised that this study warrants recommending the City consider policy changes in five areas:

1. Promote greater single-family: multi-family housing balance by establishing a desired ratio between the two housing types and work in the future to achieve that balance.
2. Reform zoning and land use policies which govern future multi-family development to achieve the desired outcome of a healthier housing sector. Possibly define student housing as its own zoning category within multi-family housing so dormitory housing is accounted for separately than your typical multi-family rental units.
3. Improve the fiscal impact of multi-family housing on the City to cover the additional service costs associated with multi-family housing complex. Consider implementing reforms to current regulatory policies including higher tap fees, higher plan review fees, impact fee for public safety.
4. Partner with UWG to improve the quality of student life in existing off campus housing while lessening negative resident impacts.
5. Encourage the gradual redevelopment of existing multi-family inventory — the City should adopt a number of strategies to encourage the redevelopment and improvement of existing, older multi-family inventory over time.

At this time Mr. Bleakly answered questions regarding the study.

City Manager Grizzard asked for clarification in regards to multi-family units that are fee simple such as Bristol Lakes and inquired if these types of multi-family housing are included into the study. Mr. Bleakly stated that the fee simple units were included as multi-family units but not as multi-family rental housing.

Councilmember Lane stated that based on his understanding of the study, projections were for only 50 new single-family houses per year and 100 multi-family units and that a total of 500 single-family houses would need to be constructed over the next decade. Mr. Bleakly confirmed that information was correct. Mr. Bleakly further projected 1,000 multi-family units and 500 single-family houses over the next decade.

Councilmember Lane inquired as to how the four complexes were chosen for the study. Mr. Bleakly stated that they chose conventional multi-family units from the master list in terms of age of project which included a couple of old multi-family units and a new one which included the recently built Haven West student complex.

Councilmember Lane stated that those four complexes generated only \$351,000 in local revenue, but the cost of those services those residents use is a total of \$964,000. Councilmember Lane stated that this left a difference (shortfall) of \$650,000. Councilmember Lane inquired as to who makes up the difference. City Manager Grizzard stated that it is made up through property taxes from people who own their homes, property taxes on commercial buildings, local options sales tax, and in this City, it's made up from water/sewer revenues (rates and fees) where the City transfers those funds to the General Fund.

Councilmember Lane asked Mr. Bleakly to confirm that the study indicated that 64% of Carrollton households are renters; 33% of Carroll County residents are renters, and 34% of state residents are renters. Mr. Bleakly confirmed that information was correct.

Councilmember Byrd stated that he believed this situation to be trickled-down economics and asked what could be done about it. Mr. Bleakly stated that the good news is, people are wanting to build houses here. Mr. Bleakly stated that over the next ten years' decisions would have to be made about what the future housing inventory in the City would be. Mr. Bleakly stated that if the City adds 1,500 multi-family units, then that would be a significant addition to the inventory in terms of those new units. Percentage wise the City has been adding more multi-family than single-family. Mr. Bleakly advised that this has occurred because it is easier to get financing for multi-family housing.

Councilmember Byrd stated that in his ward there are many dilapidated and abandoned homes, just sitting there. In addition, he stated that he would like to encourage the City to offer incentives like Vine City in Atlanta has done to encourage buyers to purchase and revitalize those homes. Councilmember Byrd advised that a resolution was passed in January by the Mayor and Council addressing dilapidated structures. In addition, Councilmember Byrd stated that the only way that he will support the plan would be through having a bonafide program through the Housing Authority to create more single-family homes vs multi-family establishments. Councilmember Byrd stated that otherwise he sees the plan as an attack on the poor.

Councilmember Lane stated that he believed Mr. Bleakly said that 48% of the housing units in Carrollton are multi-family. Councilmember Lane also requested confirmation that the study included information on projects that are in the pipeline. Mr. Bleakly stated that if the projects already permitted are completed, then multi-family units will increase from 48% to 50% within 24 months.

Councilmember Lane inquired as to what inventory was used for the study. Mr. Bleakly advised that the inventory studied was obtained from the City and is what the City has currently permitted.

Councilmember Lane inquired as to the actual ratio numbers nationally from renters to home owners in University towns (Valdosta, Milledgeville, and Statesboro) that were studied. Mr. Bleakly responded that

he believes those numbers to be 40-45% multi-family in a college town setting and in non-college towns, those numbers would range in the 20's to mid-30's range.

Councilmember Byrd advised that he wants to see a positive plan to provide a way to flip the number of single-family homes and move forward so that it becomes a win-win situation and everyone gets a fair chance at home ownership.

Councilmember Lane asked what could be done in order for the City to promote greater numbers of single-family homes and he inquired to Mr. Bleakly of how the City can do that. Mr. Bleakly stated that the biggest challenge is that the City can only do certain things. The ability of the developers to get capital to build would be an influence on the margin and that would be 80% of the decision. If they cannot go to their bank and borrow money for their development loan to build housing, then just having an extra permit won't get the job done. Mr. Bleakly emphasized that it is not the City's role to totally control that. Mr. Bleakly suggested incentives such as: rent to own programs, providing assistance with rehab for existing properties, and making sure that we have land sites available for potential development. Mr. Bleakly stated that in general terms, if people can't borrow from the bank, they won't be able to build housing.

Councilmember Byrd stated that he didn't know how much more work would be involved in the study, but that he was just trying to do his best to be a fair leader for the people of the City. Councilmember Byrd noted that he wished that the Enterprise Zone and Empowerment Zone had been included in the study, noting that the Empowerment Zone was designated because of widespread poverty in the area. Councilmember Byrd stated that it would be great to find a way to tap into some of the Enterprise Zone and Empowerment Zone incentives that were deemed from the state and find a way to tie those incentives in with the banks and lending programs for use toward home ownership.

Mr. Bleakly stated that "The First Time Home Buyer Program" is coming back and banks are now loosening their lending requirements. Mr. Bleakly noted that it's not as tough to get a mortgage now as it was a year or two ago. Mr. Bleakly advised that the state does have several incentives, including Habitat for Humanity and that there is more than one strategy available.

Councilmember Byrd stated that he would like to charge staff with pursuing with working on finding benefits people would qualify for based on widespread poverty in the area. Councilmember Byrd emphasized that he wants to see neighborhoods come back to life and improve people's lives and that numbers mean nothing to them – they just want a better place to live.

Mr. Bleakly advised that the point of the numbers is that, if you don't know where you're going – you won't know when you got there. Mr. Bleakly stated that the reason for the study is to try and come up with a measure to see where we are and from a policy point of view - where do we want to go.

Mayor Hollingsworth stated that Mr. Bleakly had mentioned that many of the City's apartment complexes are old. Mayor Hollingsworth asked what the City needed to do in terms of multi-family units and whether those units needed to be torn down or rehabbed. Mr. Bleakly stated that we need to offer incentives to owners to upgrade those units. Mr. Bleakly stated that would be the quickest way to improve the housing stock for the people who live there and they would end up with newer/fresher multi-family housing units. Mr. Bleakly advised that a lot of those apartment complexes were built in the 70's and 80's and were basically at the end of their useful life span of 35 years or so years for a typical apartment complex. Mr. Bleakly stated at that point, some of the units may have been rehabbed already and you may want to consider demolishing the unit and rebuilding a denser project on that site.

Mayor Hollingsworth commented that Mr. Bleakly had advised that the City should consider reclassifying dormitories vs multi-family and classify those as dormitory units. Mr. Bleakly stated that when you have shared living space (renting by the bedroom/bathroom) with a shared living room and kitchen, the City needs to classify those as dormitory units and treat them as a separate class in multi-family. Mayor Hollingsworth asked Mr. Bleakly how many additional dormitory units were projected over the next 10

years – Mr. Bleakly stated that 500 additional dormitory spaces were projected.

Councilmember Byrd inquired about the total number for housing and Mr. Bleakly advised that the total is about 1,500, but is broken down as a little over 1,000 for rental and about 500 for owner, and then 560 for (student) rental and 450 for non-student housing (and broken down by year that total would be 150).

Councilmember Lane inquired as to how would the policy proposal to reclassify student housing vs. multifamily help the City? Mr. Bleakly stated that there are separate issues with student housing over conventional apartments in terms of customer base and who they are serving. For instance, from a location point of view, you have four baths instead of two in those units, (they are multi-family and renter units) but as a class, they have their own characteristics. Mr. Bleakly stated that the City needs to get a handle in terms of zoning on how to treat those units, and the City should make them a separate class within the overall zoning.

Councilmember Lane stated that with current apartment complexes, if the City asked a developer to tear it down, it was mentioned that we could increase the density and make tax abatements. Councilmember Lane asked what those are and how those tools could be used. Mr. Bleakly stated that with existing units we are getting about 8 – 12 units per acre and one way to look at it all is to allow developers to put higher density on existing projects.

At this time, Mayor Hollingsworth inquired if there were any members of the audience wishing to comment on this item.

Rhet Harmon, local realtor expressed appreciation to Councilmember Lane for meeting with the local board of realtors to listen to concerns regarding the housing report. Mr. Harmon requested some time for the citizens of Carrollton to study the housing report prior to a decision being made. Mr. Harmon stated there were a lot of questions that he had about some of the information in the report. Mr. Harmon stated that statistics could be modeled in any particular way you wanted it to go. Mr. Harmon questioned the math in the report and some of the suggestions on more/less units, and more/less fees. Mr. Harmon requested again that the City not make any decisions and allow time for citizens to study the report.

Mayor Hollingsworth stated that the purpose of the presentation by Bleakly Advisory Group was to make the information available to the public. Councilmember Lane requested the housing report be placed in a prominent location on the City website. City Manager Grizzard agreed that the housing report would be on the City website tomorrow morning.

Mark Albertus, Superintendent for Carrollton City Schools stated that he had always heard throughout the years that multi-family housing could have a negative impact on a school system when there is an improper balance. Mr. Albertus stated that he had looked back at the numbers and the historical data and could see that in the past Carrollton had always been blessed by insulation of transient type communities than those that are closer to metro Atlanta. Mr. Albertus then stated that some of the housing that we currently have is attracting more transient families and that does have a negative impact on the school system. Mr. Albertus stated that a strong school system makes a strong City.

4. Adoption of Utility Rates and Fees

City Manager Grizzard presented updated utility rates and fees for consideration. City Manager Grizzard advised the proposed rates and fees are included in the proposed FY 2016-2017 Budget. City Manager Grizzard reported that the utility (water, sewer and garbage) rates are approximately a 3% increase on existing rates, with dumpster fees being rounded up. City Manager Grizzard stated that if approved by the Mayor and Council, the average utility bill would increase \$1.00 - \$1.50 per month.

City Manager Grizzard reported the following proposed water and sewer tap fees per the Equivalent Residential Unit (ERU) based on the meter size using the AWWA (American Water Works Association) standard:

	Residential	
	<u>Existing (FY2016) Tap Fee</u>	<u>Proposed (FY2017) Tap Fee</u>
Water	\$1,250	\$1,900
Sewer	<u>\$4,000</u>	<u>\$6,100</u>
	\$5,250	\$8,000
	Multi-Family	
	<u>Existing (FY2016) Tap Fee</u>	<u>Proposed (FY2017) Tap Fee</u>
Water	\$400 per bedroom for multi-family	\$730 per bedroom for multi-family
	\$400 per bedroom for student housing	\$400 per bedroom for student housing
Sewer	\$1,000 per bedroom for apartment	\$2,350 per bedroom for apartment
	\$1,000 per student bed for dormitory	\$2,350 per bedroom for dormitory

City Manager Grizzard reported that the proposed increases were based on the actual replacement cost at the wastewater plant, actual replacement cost of the City's water capacity and a lot of this increase is for work that needs to be performed on the system. City Manager Grizzard added that the City needed to spend 2.5 million dollars on the headworks at the wastewater plant to reduce the obnoxious odors the City has been experiencing.

Mayor Hollingsworth asked if there were any public comments regarding the adoption of the proposed utility rates and fees.

Mr. Rett Harmon, an area realtor, inquired as to why there would be an increase in tap fees when the Council had just discussed fee reduction incentives to encourage more affordable single-family housing. Mr. Harmon stated that housing developers may pass Carrollton by due to the proposed tap increases. Mr. Harmon emphasized that the proposed tap increases would cause the City to go backwards.

Councilmember Byrd stated that he didn't feel that everyone should be charged the same rate/amount.

Mr. Ronnie Crews stated that a rate increase would have a negative effect on home building in Carrollton.

Councilmember Watters inquired to incentives or abatements in regards to fees that the City could offer to single-family home buyers.

City Manager Grizzard suggested possibly waiving the building permit fee on single-family homes.

Councilmember Byrd inquired as to what else could be done rather than raising utility rates.

City Manager Grizzard reviewed the City's current revenue sources and noted that for many years the City General Fund has been supplemented greatly by the Water and Sanitation Funds, which depleted those fund's reserves.

Ms. Tina Heine of 105 Melrose Park cited that one of the recent findings from the housing study was that multi-family housing was clearly not paying for the services they are consuming. The \$650,000 short fall must be found somewhere and the City has limited opportunities for income. Ms. Heine stated that this matter needed to be considered with extreme caution as we evaluate and find balance as mentioned in the housing study.

Councilmember Byrd stated that he felt people were having to live in multi-family housing because of the types of jobs that they have. There are people with temporary and part time jobs that can't qualify for loans.

Mr. Jim Hughes of 445 Sunset Blvd., an area resident and local contractor, stated that the proposed \$8,000 tap fee would be the equivalent of enough lumber to build a house and advised that he thinks that it is too early to ask for an increase. Mr. Hughes also stated that Carroll County Water Authority (CCWA) only charged \$1,900 for tap fees. City Manager Grizzard responded that the CCWA did not offer sewer service, requiring those properties to install a septic tank and additionally noted that the property lot sizes in the County are considerably larger.

Mr. Kenneth Dean, an area resident and minister, advised that he has completed a "Carrollton Cares Study" and that the City of Carrollton scored above the median score at 55%. He stated that he is encouraged by the multi-family report.

At this time, Mayor Hollingsworth asked if there was a motion on the matter.

Motion by Councilmember Watters to adopt the Utility Rates and Fees with the exception that there would be no tap fee increases for single-family housing. Motion died due to lack of a second.

Motion by Councilmember Lane, seconded by Councilmember Wojcik to postpone adoption of proposed Utility Rates and Fees until the June 30, 2016 meeting of the Mayor and Council. (Motion passed 4-1, Councilmember Byrd opposed).

5. Resolution 13-2016: FY 2015-2016 Budget Amendment

Finance Director Jim Triplett presented to the Mayor and Council for their consideration Resolution 13-2016: FY 2015-2016 Budget Amendment. Finance Director Triplett stated that budget amendments are required when actual and/or projected expenditures exceed budgeted amounts by 3% or more. Finance Director Triplett advised that there were nine (9) amendments for the City's General Fund and Sanitation Fund as follows:

Budget Amendment Number FY 16-01: Mayor and Council (to fund unbudgeted training and travel expenditures for Mayor and Councilmembers).

Budget Amendment Number FY 16-02: Main Street-Recreation (to fund unbudgeted expenditures associated with Main Street consolidation into the City's general fund).

Budget Amendment Number FY 16-03: Legal (to fund unbudgeted legal expenditures).

Budget Amendment Number FY 16-04: Recreation-Programs (to fund unbudgeted expenditures associated with higher than anticipated utilization of program services).

Budget Amendment Number FY 16-05: Recreation-Arts (to fund unbudgeted expenditures associated with higher than anticipated utilization of arts services).

Budget Amendment Number FY 16-06: Sanitation (to fund unbudgeted landfill expenditures associated with higher than anticipated garbage revenue).

Budget Amendment Number FY 16-07: Human Resources (to fund unbudgeted tuition reimbursement expenditures).

Budget Amendment Number FY 16-08: Police (to fund unbudgeted expenditures from grant revenues, sale of fixed assets, and insurance claim reimbursements).

Budget Amendment Number FY 16-09: Recreation-Parks (to fund unbudgeted expenditures associated with the removal of trees on the Greenbelt).

Motion by Councilmember Wojcik, seconded by Councilmember Watters to approve Resolution 13-2016: FY 2015-2016 Budget Amendment. (Motion passed 5-0).

6. Resolution 14-2016: Charitable Donations

City Manager Tim Grizzard presented to the Mayor and Council for their consideration Resolution 14-2016 to provide policies and procedures relating to financial assistance to civic organizations, charities, non-profit groups, and other similar entities to ensure that any support given by the City complies with applicable law and is feasible given budgetary and other considerations.

Motion by Councilmember Watters, seconded by Councilmember Byrd to approve Resolution 14-2016: Charitable Donations. (Motion passed 5-0).

7. Public Hearing: FY 2016-2017 Budget

A public hearing was held regarding the proposed FY 2016-2017 Budget. City Manager Grizzard advised that this presentation is for the purpose of conducting a public hearing on the proposed budget as required by Georgia State Law. City Manager Grizzard stated the following information regarding the proposed budget:

The proposed FY 2016-2017 General Fund Operating Budget of **\$22,898,303** represents an overall increase of **\$1,903,024 (9%)** over the FY 2015-2016 budget of **\$20,995,279**.

The proposed FY 2016-2017 Water Fund Operating Budget of **\$17,517,422** represents an overall increase of **\$2,354,941 (16%)** over the FY 2015-2016 budget of **\$15,162,481**.

The proposed FY 2016-2017 Sanitation Fund Operating Budget of **\$5,101,750** represents an overall increase of **\$425,233 (9%)** over the FY 2015-2016 budget of **\$4,676,517**.

Final consideration and adoption of the FY 2016-2017 Budget will be presented at the July 11, 2016 Mayor and Council meeting. The proposed FY 2016-2017 Budget is available for viewing on the City website.

8. 2016 Hazard Mitigation Plan

City Planner Lynne Miller presented to the Mayor and Council for their consideration a resolution to adopt the 2016 Carroll County Pre-Disaster Mitigation Plan. City Planner Miller advised that the Hazard Mitigation Plan is a joint plan of Carroll County and its seven municipalities. City Planner Miller stated that the plan is updated every five years and approval of a resolution is needed before the City can receive any future assistance from the Georgia Emergency Management Agency (GEMA) or Federal Emergency Management Agency (FEMA) to help with emergencies. City Planner Miller further advised that the plan covers issues such as flood, drought, severe thunderstorms, winter storms, and hazardous materials incidents. City Planner Miller stated that the narrative and short term work plan for Carrollton can also be found online at <http://www.carrollcountyga.com/DocumentCenter/View/157>.

Motion by Councilmember Wojcik, seconded by Councilmember Watters to approve the 2016 Hazard Mitigation Plan as presented. (Motion passed 5-0).

9. Zagster Bike Share Program

Ms. Erica Studdard, Consultant for the City of Carrollton, presented to the Mayor and Council for their consideration a request to consider implementing a Zagster Bike Share Program. Ms. Studdard advised that Tanner Medical Center, the University of West Georgia, and Southwire have expressed interest in sponsoring a bike share program within the City. The proposed plan will not cost the City any funding; however, the City will be the holder of the contract. The plan is for a 2-year lease agreement with Zagster, Inc. to provide 10 stations with five bikes for each station. The location of the stations has yet to be determined but will be heavily influenced by the sponsors. In addition, this program will allow people to rent a bike at one station and drop it off at another. All maintenance and relocation of the bikes will be performed by Zagster. Ms. Studdard advised that Zagster requires that a contract be signed by June 17, 2016 to assure that we are able to secure the program by the fall of this year.

Motion by Councilmember Watters, seconded by Councilmember Lane to authorize the City Manager to negotiate and sign a contract for the Zagster Bike Share Program. (Motion passed 5-0).

VII. MAYOR AND COUNCIL ANNOUNCEMENTS

Councilmember Byrd expressed displeasure that Sandra Penny Houston was removed from the Planning Commission. Councilmember Byrd stated that he has served as a Councilmember almost twenty years and has never seen anyone replaced on a board/commission/authority who was willing to continue serving.

Councilmember Wojcik stated that he was excited about the new Neva Lomason Library Building Committee. Councilmember Wojcik also expressed appreciation to Chief Joel Richards and the Police Department for all that they do. In addition, Councilmember Wojcik thanked City Engineer Tommy Holland for all of the sidewalk work taking place.

Mayor Hollingsworth stated that he has been getting good feedback regarding City staff.

VIII. CITY MANAGER ANNOUNCEMENTS

City Manager Grizzard expressed appreciation to staff and thanked Fire Chief Jimmy Bearden for the Fire Department's work in obtaining an ISO-2 rating which allows residents to purchase homeowners insurance at a lower cost.

IX. ADJOURN

There being no additional business to address, the meeting adjourned at 8:30 p.m.

The Agenda for each Mayor and Council Meetings is available for review in the City Manager's Office, 315 Bradley Street, Carrollton, Georgia and the City's website, www.carrollton-ga.gov five (5) business days prior to a Mayor and Council Meeting. A summary of Agenda items acted upon is available within 48 hours of the meeting at the address and website listed above. Minutes to any previous meeting (once adopted) are available upon request or on the City's website, www.carrollton-ga.gov. The City complies with the Americans with Disabilities Act (ADA). If you will need special assistance at a meeting, the City will try to accommodate you in every reasonable manner. Please call (770) 830-2000 from 8:30 a.m. to 5:00 p.m. Monday through Friday at least 48 hours prior to the meeting.