

MINUTES

City of Carrollton Mayor and Council Called Meeting

July 11, 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 called meeting on Monday, July 11, 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 given by Pastor Larry Patton, of Carrollton First United Methodist Church.

IV. CITIZEN COMMENTS

Ms. Paula Watters, president of West Metro Board of Realtors expressed concerns about the water and sewer taps being increased on multi-family development and also expressed concerns about the current moratorium on multi-family housing. Ms. Watters stated that it has been brought to her attention that the increase in rates did not include senior living, but that was contrary to how it is defined in the written document produced by the City. Ms. Watters stated that she receives calls daily for people needing senior living housing. In addition, Ms. Watters stated that she is seeing a lack of planning from the City. Ms. Watters stated that above all, realtors want people to work, live and play in Carrollton so that tax revenues will stay local.

Mr. Mitt Conerly of West Metro Realty stated that due to the current moratorium and the water and sewer tap increases, the City is experiencing missed opportunities.

Ms. Delores Golden, a local realtor, stated that many new people coming into town don't want to purchase a home at first, but prefer renting and that there is a shortage of rental property in Carrollton.

Mr. Rett Harman of Novus Realty stated that he wanted a rationale behind the tap fee increase. Mr. Harman noted that in particular, the fees per bedroom just don't make sense and seem to be more of a hindrance than to be of help to anything.

Ms. Sandra Houston, Director of West Metro Board of Realtors, stated that each additional bedroom in a development does not require additional lines or larger lines, meters, or connections. Ms. Houston inquired as to why fees rise per bedroom for student housing.

Mr. Steven Smith of West White Street stated that there is a two year waiting list (with over 200 individuals on the list) for Park Place Senior Living on Hwy. 27. Mr. Smith also that that with the proposed fee increase, there would be an additional \$470,000 of additional per bedroom fees.

Mr. Dale Johnson, a Carrollton resident, expressed concerns about the (Development Impact Fees (DIF) to pay for costs for improvements and development.

Ms. Bekki Smith, a small business owner, stated that the Mayor and Council should request that the City staff provide a written explanation with justification for the increase and make it available for public review and comments. Ms. Smith stated that change without explanation is just another example of a lack of transparency to increase tap fees which are really impact fees.

Mr. Dwayne Hicks, Commercial Director of West Metro Board of Realtors, stated that the current perception is that the City is closed for business. Mr. Hicks stated that the City is speaking loudly against growth.

V. MINUTES (June 6, 2016 and June 30, 2016)

Motion by Councilmember Byrd, seconded by Councilmember Watters to approve the minutes of the June 6, 2016 and June 30, 2016 meetings. (Motion passed 5-0).

VI. APPROVAL OF AGENDA ITEMS FOR CONSIDERATION

Motion by Councilmember Lane, seconded by Councilmember Watters to approve the Agenda as presented. (Motion passed 5-0).

1. Proclamation: Sweet Pea's Boutique 30 Year Anniversary

A proclamation was presented to Sidra McWhorter in honor of Sweet Pea's Boutique 30th Year Anniversary.

2. Police Officer Recognition - Officer Matt Jones

Councilmember Gerald Byrd presented a Certificate of Recognition to Officer Matt Jones for his heroic efforts.

3. Fire Department Recognition – ISO 1 Rating

The Carrollton Fire Department was recognized for their outstanding achievement of an ISO 1 rating.

4. Resolution 16-2016: GMA Lease Pool Program Trustee Change

Finance Director Jim Triplett presented to the Mayor and Council for their consideration Resolution 16:2016: GMA Lease Pool Program Trustee Change. Finance Director Triplett advised that the City of Carrollton is a member of the GMA Lease Pool which is utilized to fund some of its capital purchases. Finance Director Triplett explained that GMA has contracted with the Bank of New York to provide trustee services for the lease pool (debt service invoicing and payment processing) since the lease pool's inception. Finance Director Triplett stated that due to service issues over the past couple of years, GMA made the decision to look at other providers for trustee services. Finance Director Triplett stated that as a result of that process, GMA has selected Regions Bank to provide trustee services for the lease pool in order to improve service and efficiency for member cities as well as the lease pool as a whole.

Motion by Councilmember Wojcik, seconded by Councilmember Watters to approve Resolution 16-2016: GMA Lease Pool Program Trustee Change. (Motion passed 5-0).

5. Resolution 17-2016: GMA Lease Pool Program Amendment

Finance Director Jim Triplett presented to the Mayor and Council for their consideration Resolution 17-2016: GMA Lease Pool Program Amendment. Finance Director Triplett advised that another change that GMA is making is a change in the type of eligible equipment to be financed through the lease pool, noting that previously 10% of the software component on computer systems could be financed through the lease pool. Finance Director Triplett stated that the financing percentage for the hardware component of new

computer systems remains at 90%. Finance Director Triplett stated that in order for the changes to become effective, each member city is required to approve a resolution to move forward.

Motion by Councilmember Wojcik, seconded by Councilmember Watters to approve Resolution 17-2016: GMA Lease Pool Program Amendment as presented. (Motion passed 5-0).

6. Resolution 18-2016: Die-Tech Project Bond & Memorandum of Understanding

City Attorney Chuck Conerly presented to the Mayor and Council for their consideration Resolution 18-2016: Die-Tech Project Bond and Memorandum of Understanding. City Attorney Conerly explained that Resolution 18-2016 approves the issuance of revenue bonds in the total amount of \$7,200,000. These bonds will be used to finance the construction of a plant expansion at 102 Automation Drive which is more commonly known as the Die-Tech facility. City Attorney Conerly explained that the City has no financial liability in the issuance or repayment of these bonds, but it is required by IRS Codes to approve the transaction. In addition, City Attorney Conerly stated that the Memorandum of Understanding (MOU) between the City of Carrollton, the Carrollton Payroll Development Authority, Carroll County, and WYMA Enterprises, LLC, allows for the abatement of property taxes for the Die-Tech expansion project. Taxes shall be reduced over a 10-year period on a linear basis as described in the (MOU). In addition, WYMA is required to meet specific criteria and report on their compliance with the requirements of the MOU on an annual basis. Mr. Andy Camp, Vice President of Economic Development at Carroll Tomorrow, stated that the expansion of Die-Tech also included additional parking spaces. Councilmember Wojcik stated that the Community Investment section allowed for growth and for retaining 58 jobs and creation of additional jobs.

Motion by Councilmember Watters, seconded by Councilmember Lane to approve Resolution 18-2016: Die-Tech Project Bond and Memorandum of Understanding. (Motion passed 5-0).

7. Resolution 19-2016: Property Purchase/Swap (Bankhead Highway/Carroll County Water Authority/Mike Lawrence)

City Attorney Chuck Conerly presented to the Mayor and Council for their consideration Resolution 19-2016: Property Purchase/Swap (Bankhead Highway/Carroll County Water Authority/Mike Lawrence). The tract of land considered is located at 1175 Mt. Zion Road near the Little Tallapoosa River and is owned by Mike Lawrence. City Attorney Conerly stated that the Friends of the Carrollton Greenbelt would like this property for a portion of a trailhead. Mr. Lawrence would like to own the unoccupied office building located at 1737 Bankhead Highway that belongs to the Carroll County Water Authority (CCWA). The CCWA had indicated that they would like to dispose of the property because they no longer need it. The City had the Lawrence property appraised by Bass and Associates with a resulting value of \$40,000. The CCWA had their property appraised by Bass and Associates with a resulting value of \$120,000. Mr. Lawrence has indicated that he is willing to trade his property for the CCWA property and pay the \$80,000 difference. The CCWA is willing to sell their property for \$80,000 plus the transfer of ownership of four connection meters between the systems. Mr. Lawrence has requested that he be allowed to pay the \$80,000 cost in eight (8) payments of \$10,000 per month. The City will hold a security deed on the property until the purchase is paid in full. Therefore, as part of the property purchase/swap it is requested that the City Manager be authorized to make the transaction with both the CCWA and Mr. Lawrence as described. In addition, it is requested that you authorize the City Manager to make minor modifications to the agreement as necessary to complete the transaction. Any modifications will be reported to the Mayor and Council at the next regularly scheduled meeting. Also as part of this transaction, the CCWA requests that the Mayor and Council consider approval of Resolution 19-2016 for the transaction between the CCWA and the City.

Motion by Councilmember Wojcik, seconded by Councilmember Watters to approve Resolution 19-2016: Purchase and Exchange of Certain Real and Personal Property Between the City of Carrollton, Georgia and the Carroll County Water Authority.

(Motion passed 5-0). Motion by Councilmember Lane, seconded by Councilmember Wojcik to authorize the City Manager to move forward with the transaction between the CCWA and Mr. Lawrence as described and to make minor modifications to the agreement as necessary to complete the transaction. (Motion passed 5-0).

Clerk Note: **At this time, motion by Councilmember Lane, seconded by Councilmember Wojcik to amend the Agenda item order as follows: (Motion passed 5-0).**

8. Hays Mill Guard Rail Project Bid Awards
9. FEMA/GEMA Generator Project
10. FY 2016-2017 Budget Adoption

8. Hays Mill Road Guard Rail Project Bid Awards

City Engineer Tommy Holland presented to the Mayor and Council for their consideration approval of the bid award for the Hays Mill Guard Rail Project. There was one bidder for the project with the following result: Lewallen Construction Company in the amount of \$294,387.00. This is a project partially funded by the Georgia DOT with the City matching portion at 30%. Therefore, City management recommends that this project be awarded to Lewallen Construction Company in the amount of \$294,387.00.

Motion by Councilmember Byrd, seconded by Councilmember Lane to award the bid for the Hays Mill Road Guard Rail Project to Lewallen Construction Company in the amount \$294,387.00. (Motion passed 5-0).

9. FEMA/GEMA Generator Project

Operations Manager Tony Richardson presented to the Mayor and Council for their consideration approval of the bid award for the FEMA/GEMA Generator Project. The Federal Emergency Management Agency (FEMA), along with the Georgia Emergency Management Agency (GEMA) have provided grant funding for the purchase and installation of emergency generators at the Carrollton Water Treatment Plant and at several of the Wastewater Lift Stations. A request for Proposal (RFP) was generated and proposals were received on June 16, 2016. Proposals were evaluated by a committee of four senior staff members based on qualifications, use of existing equipment, details of proposal, warranties, and cost with the following results:

Caldwell Electric Contractors -	\$1,069,920.00, Grade – 63.7
Penco Electrical Cont., Inc. -	\$912,604.00, Grade – 85.7
Donaldson Electric Comp., Inc. -	\$956,499.55, Grade – 86.5
West Georgia Electric -	\$843,767.00, Grade – 88.0

The FEMA/GEMA grant requires that the federal share of the cost be 75% with the state share 10%, leaving the City share at 15%. The City share can be matched with in-kind construction services such as the installation of conduits and concrete pads. Therefore, it is City Management's recommendation that the Emergency Standby Generators Project be awarded to West Georgia Electric in the amount of \$843,767.00. The City portion of this contract is estimated to be \$126,565.05 and is included in the FY 2016-2017 Water Enterprise Fund budget.

Motion by Councilmember Byrd, seconded by Councilmember Watters to award the Emergency Standby Generators Project to West Georgia Electric in the amount of \$843,767.00. (Motion passed 5-0).

10. FY 2016-2017 Budget Adoption

Finance Director Jim Triplett presented to the Mayor and Council for their consideration and approval the FY 2016-2017 Budget. Finance Director Triplett stated that the FY 2016-2017 Budget included the following:

General Fund Expenditure Highlights:

- 3% cost of living allowance for all full-time and permanent part-time employees
- 12% estimated increase for group health insurance costs
- \$10,000 for replacement of City computers and associated equipment
- \$15,000 for Police Department mobile DVD recording system
- \$1,000,000 for paving and repair of streets

Water Fund Expenditure Highlights:

- 3% cost of living allowance for all full-time and permanent part-time employees
- 12% estimated increase for group health insurance costs
- \$1,314,300 for capital construction projects at the Water Filter Plant
- \$1,500,000 for water/sewer line repair and upgrades
- \$67,000 for equipment and vehicles for the Systems Upkeep Department
- \$2,500,000 for capital construction projects at the Wastewater Plant
- \$100,000 for the Oak Mountain Lift Station – Facilities Maintenance Division

Sanitation Fund Expenditure Highlights:

- 3% cost of living allowance for all full-time and permanent part-time employees
- 12% estimated increase for group health insurance costs
- \$1,022,079 fund transfer to General Fund to facilitate funding of the street paving/repair initiative

Changes to Original Proposed Budget:

- Carroll County Landfill Reimbursement
 - Revenue deletion - \$ 78,000.00
 - Expense deletion - \$ 77,449.00
 - Net change to General Fund \$ 551.00
- General Fund group insurance increase - \$46,521 due to spreadsheet error
- Water/Sewer/Garbage Rate Sheet pertaining to Tap Fees
- Cost of Living Allowance (COLA) employees

After extended discussion, motion by Councilmember Wojcik, seconded by Councilmember Watters to approve the FY 2016-2017 Budget as presented, to include the 3% COLA increase and the water, sewer, garbage tap fee schedule. (Motion passed 3-2, Mayor Hollingsworth and Councilmember Byrd opposed).

VII. MAYOR AND COUNCIL ANNOUNCEMENTS

Councilmember Byrd expressed appreciation to everyone who participated in the July 4th parade. Councilmember Byrd also acknowledged Charles Griffin, Director of the Carrollton Housing Authority for the recent Father's Day Event. Councilmember Byrd invited those in attendance to the upcoming Peace Rally which will be held at the AMP on July 12th from 8:30 p.m. – 10:00 p.m.

Councilmember Lane expressed appreciation to the Police and Fire Departments.

Councilmember Wojcik expressed appreciation to all City employees for the work that they do.

Councilmember Watters expressed appreciation to City staff.

Mayor Hollingsworth congratulated the Fire Department on achievement of the ISO 1 rating. Mayor Hollingsworth also expressed appreciation to the Police Department. In addition, Mayor Hollingsworth thanked the Streets and Sanitation Department for clean up after the July 4th parade.

Mayor Hollingsworth stated that he would like to apologize to the citizens of Carrollton for not doing the job that he is supposed to do. Mayor Hollingsworth stated that he has a vote of no confidence. Mayor Hollingsworth inquired to Human Resource Director/Deputy Clerk Libby Duke as to why there was a discrepancy between City Manager Grizzard's salary of \$159,883 and that of retired City Manager Coleman's 2015 salary of \$146,863 reported via open records request dated October 2015. Mayor Hollingsworth stated that it was his understanding that City Manager Grizzard's salary was to be same as that of retired City Manager Coleman's salary plus an additional 5%. Mayor Hollingsworth also inquired as to who approved City Manager Grizzard's salary increase to become effective January 4, 2016, when

City Manager Grizzard was interim City Manager. In addition, Mayor Hollingsworth stated that City Manager Grizzard has given salary increases to four City employees, beginning January 5th through May 1, 2016, that amounted to \$82,000 annually.

VIII. CITY MANAGER ANNOUNCEMENTS

There were none.

IX. ADJOURN

There being no additional business to address, the meeting adjourned at 8:16 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 at or 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.