

MINUTES

City of Carrollton Mayor and Council Special Called Meeting September 12, 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 Special Called Meeting on Monday, September 12, 2016 in the Public Safety Complex, Court/Council Chambers, 115 West Center Street, Carrollton, Georgia. Mayor Walt Hollingsworth called the meeting to order at 6:05 p.m. Members present: Mayor Walt Hollingsworth, Mayor Pro Tem Gerald Byrd, Councilmember Met Lane, Councilmember Rory Wojcik. Members absent: Councilmember Jim Watters.

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

The invocation was given by Pastor Keith Jiles of Word of Life Church.

IV. CITIZEN COMMENTS

Mr. George Lenaeus of 311 Briarwood Drive requested pedestrian access at the intersection of the 166 By-Pass and Newnan Road. Mr. Lenaeus stated several points of interest at that location, such as the Carroll County Jail, Carroll County Health Department, West Central Technical College, and Magistrate Court that people may need to access. Mr. Lenaeus stated that this intersection is the only major intersection on the by-pass that doesn't include crosswalks. Mr. Lenaeus stated that he feels that the City needs to get involved and add sidewalks from Bledsoe Street to the intersection.

Mr. Lanier Boatright and Mr. Robert Hyatt from Three Rivers Regional Commission introduced themselves to the Mayor and Council and discussed services that they provide to the City of Carrollton and Carroll County.

Mr. Dwayne Hicks of Metro West Realty invited the Mayor and Council to the Smart Growth meeting which will be on September 29, 2016 from 6:00 – 8:00 p.m. Mr. Hicks implored the Mayor and Council to gather more information and to fully understand all decisions to be made regarding density and multi-family matters.

Mr. Satpal Rathie of Better Investments, LLC stated that he had appeared before the Mayor and Council in February 2016 regarding property that he owns in Carrollton. Mr. Rathie reiterated that in May 2014, Resolution 05-2014 was approved which allowed for the rezoning of a large number of properties in Carrollton. Mr. Rathie stated that his efforts were in vain to resolve the problems that were caused by changes to the zoning map and that area property owners were not consulted. He asked the Mayor and Council to meet with him and discuss those changes. City Manager Tim Grizzard stated that the properties are zoned already due to the adoption of the new zoning map. City Manager Grizzard advised if Mr. Rathie that if he wanted to change the zoning of his properties, then he would need to apply for rezoning with the Planning and Zoning Department.

Mr. Jay Cain spoke to the Mayor and Council about adding a museum into the Depot on Bradley Street. He spoke of increasing profitability by comparing our train depot to Misty Mountain Railroad. He believes that by adding an interactive museum and a gift shop that the City of Carrollton could increase profitability and create a true vision for the train depot.

Mr. Donald Devara of 760 MLK Street stated that he is a partner in a BBQ business at this location and he is thankful that the Mayor and Council considered a re-zoning for his business.

Ms. Gladys North expressed thanks to the Mayor and Council for removing the shrubbery and overgrowth at the intersection of her road and Austin Avenue in a very timely manner.

V. MINUTES (August 1, 2016)

Motion by Mayor Pro Tem Byrd, seconded by Councilmember Wojcik to approve the Minutes of the August 1, 2016 meeting. (Motion passed 4-0, Councilmember Watters absent).

VI. APPROVAL OF AGENDA ITEMS FOR CONSIDERATION

Councilmember Wojcik made a motion to add an item to the Agenda. Councilmember Met Lane stated that the rules dictate that no single Councilmember can add an agenda item less than five days prior to a scheduled Mayor and Council Meeting. Mayor Hollingsworth agreed. The Mayor and Council then voted to approve the Agenda as currently set.

Motion by Councilmember Lane, seconded by Mayor Pro Tem Byrd to approve the Agenda as set. (Motion passed 3-1, Councilmember Wojcik opposed, Councilmember Watters absent).

1. Proclamation: University of West Georgia Day

A proclamation was read by Councilmember Wojcik declaring September 17, 2016 as University of West Georgia Day. Dr. Kyle Marrero, President of the University, expressed appreciation to the Mayor and Council.

2. Certificates of Recognition: 2015-2016 State Championships in the Sports of Gymnastics, Swimming, and Track

A certificate of Recognition was read by Mayor Walt Hollingsworth in honor of the 2015-2016 state championships in the sports of gymnastics, swimming, and track. Participants and Recreation Department staff attended the meeting to accept the certificates of recognition.

3. Proclamation: In honor of Ms. June Maxwell

A proclamation was read by Mayor Pro Tem Byrd declaring September 12, 2016 as June Maxwell Day. Ms. Maxwell has served Friday night pregame meals for the Central High School Football Team for 40 years. Ms. Maxwell and her friends and family members were in attendance to accept the proclamation.

4. Resolution 21-2016 - Unified Development Ordinance Amendment (Multi-Family Density)

Community Development Director Studdard reiterated Resolution 21-2016 which was tabled at the August 1, 2016 Mayor and Council meeting as follows: Community Development Director Studdard stated that proposed changes to the Unified Development Ordinance include the following: **Section 2.01.02 - Residential Zoning Districts** – R-M, Residential Multi-family (Maximum six (6) units per acre, unless a special use permit is obtained allowing a greater density). This district is intended to provide an area for moderate and high-density residential development. The regulations for this district are designed to provide areas for apartment complexes and other high-density residential development. In addition, Community Development Director Studdard advised that proposed changes to **Section 4.02.03 Design Standards for Multi-family Developments** include the following: **Density** - The density of any multi-family development shall not exceed six (6) units per acre, unless a Special Use Permit pursuant to Section 2.04.24(B) is obtained from the Mayor and City Council allowing a greater density. **Unit defined** – For purposes of multi-family development, each unit shall have a kitchen and no unit shall exceed four

(4) bedrooms. Community Development Director Studdard advised that the Planning Commission approved the UDO amendment 4-1 (4 in favor and 1 opposed) at their meeting in June. **After extended discussion, motion by Mayor Pro Tem Byrd, seconded by Councilmember Wojcik to table Resolution 21-2016 to a future meeting. (Motion passed 4-0, Councilmember Watters absent).**

5. Resolution 22-2016 - Unified Development Ordinance Amendment (Planning Commission Composition)

Community Development Director Studdard stated that proposed changes to the Unified Development Ordinance Resolution 22-2016 – (Planning Commission Composition) include the following: The Planning Commission shall consist of ten (10) members, seven (7) of which must live in the City of Carrollton. Members shall be appointed by the Mayor and City Council, and the terms of the members shall be for three (3) years. Any vacancy in membership shall be filled for the unexpired term by the Mayor and City Council, who shall have the authority to remove any member who misses more than two (2) meetings in any calendar year or for other cause, on written charges, after a public hearing. All members shall serve without compensation but may be reimbursed for actual expenses incurred in connection with their official duties. After discussing the matter, the Mayor and Council adopted the resolution as presented by staff, with one minor change. More than two (2) meetings in any calendar year” was changed to “more than three (3) consecutive meetings on recommendation from the Planning Commission. **Motion by Councilmember Lane, seconded by Councilmember Wojcik to approve Resolution 22-2016 – Unified Development Ordinance Amendment (Planning Commission Composition) with the change to Resolution 22-2016 as noted. Motion passed 4-0, Councilmember Watters absent).**

6. Resolution 23-2016 - Unified Development Ordinance Amendment (Modular Structures)

Community Development Director Studdard presented to the Mayor and Council for their consideration Resolution 23-2016 – Unified Development Ordinance Amendment (Modular Structures in C-2 and C-3 Zones) Modular structures may be used in the C-2 and C-3 zoning districts, but only with a Special Use Permit issued by the Mayor and City Council pursuant to Section 2.04.24(B) and only for the following uses: retail sales and service, restaurant, professional office, coin laundry/dry cleaning drop-off, broadcasting or production studio, research facility, bakery, day care, or semi-public halls, clubs, and lodges. As used herein, the term “modular structure” shall mean a factory-fabricated, transportable building consisting of units designed to be incorporated at a building site and placed on a permanent foundation. Any such modular structure shall be built to current building codes and inspected by a registered professional engineer in the factory where it was built. At the time of application for the Special Use Permit, the applicant shall provide a certification from manufacturer stamped by a professional engineer licensed in the State of Georgia. After discussing the matter, the Mayor and Council voted on the above resolution with no additional changes.

Motion by Mayor Pro Tem Byrd, seconded by Councilmember Wojcik to approve Resolution 23-2016. (Motion failed 1-3, Mayor Hollingsworth, Councilmember Lane, and Councilmember Wojcik opposed, Councilmember Watters absent).

7. Resolution 24-2016 - Carrollton Corridor Development and Beautification Committee

Community Development Director Studdard presented to the Mayor and Council for their consideration Resolution 24-2016 – Carrollton Corridor Development and Beautification Committee. Community Development Director Studdard stated that City staff had previously met with Councilmember Wojcik and Councilmember Lane to discuss the formation of a committee to address several major corridors leading into the City. The corridors are the first impression that visitors, new residents and potential businesses see and are most likely to be the areas of greatest development and growth. The major corridors are as follows:

- Georgia Highways 61/166 from the east (commonly referred to as Bankhead Highway).
- Georgia Highway 166 from the west (commonly referred to as Maple Street).
- Georgia Highway 16 from the northwest (commonly referred to as Alabama Street).
- U.S. Highway 27 from the north and south (commonly referred to as North Park Street and South Park Street, respectively).

This committee would be tasked with creating a redevelopment plan which will include studying existing conditions and evaluating alternatives for the major corridors and advising the Mayor and Council on

recommended action. Resolution 24-2016 outlines the creation, purpose, composition of the membership, initial members, and the organization rules, staff, and finances of the Carrollton Corridor Development and Beautification Committee. Councilmember Byrd requested that Section 3, which pertains to composition and membership, be changed as follows: Strike “remove a member for any reason” and add “remove a member for cause”. **Motion by Mayor Hollingsworth, seconded by Councilmember Wojcik to approve Resolution 24-2016 – Carrollton Corridor Development and Beautification Committee with the changes to the resolution as noted (Motion passed 4-0, Councilmember Watters absent).**

8. Reconsideration of Billboard Lease: Fairway Outdoor Advertising

City Manager Grizzard presented to the Mayor and Council for their consideration a request from Fairway Outdoor Advertising to reconsider the billboard lease. City Manager Grizzard advised that at the August 1, 2016 meeting, the Mayor and Council voted not to approve a three-year lease for the billboard located adjacent to the Water Filter Plant. Mr. Mark Ranear, General Manager of Fairway Outdoor Advertising, requested that the Mayor and Council reconsider and approve billboard lease. In addition, Ms. Jamie Chang and another customer of Fairway Outdoor Advertising stated that they were already under contract for advertisement on the billboard and requested that it be reinstated. After a lengthy discussion, the following motion was made on the matter.

Motion by Mayor Pro Tem Byrd, seconded by Councilmember Wojcik to re-erect the Fairway Outdoor Advertising billboard with current standard guidelines, for a 10 year lease, and at a rate of \$300.00 per month to be paid to the City. (Motion failed 1-3, Mayor Hollingsworth, Councilmember Lane, and Councilmember Wojcik opposed, Councilmember Watters absent).

9. Esco Way/Frashier Road Property Transfer to Payroll Development Authority

Mr. Andy Camp of Carroll Tomorrow presented to the Mayor and Council for their consideration a request to transfer 117 acres of property between Esco Way and Frashier Road. City Manager Grizzard stated that the property was purchased with both City of Carrollton and Carroll County funds. City Manager Grizzard stated that although the title of the property is in the City’s name, the property is rightfully owned by both entities. The City paid \$332,058.77 for the property on April 3, 2013. Carroll County reimbursed the City \$150,000.00 for the property on June 21, 2013. Carroll County also performed significant grading work on the property. In addition, the City invested approximately \$50,000 in erosion control measures. The investment from each entity appears to be approximately equal which makes the total investment in the property approximately \$4,000 per acre. Jordan Trucking has approached the County and City about expanding its operation on to approximately 10 acres across Frashier Road. Jordan currently has a thriving business that fronts both Highway 61 and Frashier Road. The proposed expansion would be across Frashier Road from the current location. Both Jordan Trucking and the Payroll Development Authority have recommended that Jordan pay \$10,000 per acre for the property for a total of \$100,000. City Manager Grizzard stated that if the Mayor and Council choose to support the venture, the Mayor and Council will need to vote to transfer the property to the Payroll Development Authority. The payment from Jordan Trucking will be to the Payroll Development Authority who will then transfer the funds equally to the City and County. City Manager Grizzard stated that it may be the desire of the Mayor and Council to transfer the entire 117 acre tract at this time, which would make it easier to sell off the property in the future. In addition, City Manager Grizzard stated that staff recommends that the road identified on Attachment “B” be installed as a joint venture with the City and County. (The City would pay for stone, asphalt, and storm piping and the County would perform the installation).

Motion by Councilmember Wojcik, seconded by Mayor Pro Tem Byrd to approve the transfer of 117 acres located at Esco Way/Frashier Road to the Payroll Development Authority, and install the recommended road as a joint venture with the County with the City paying for stone, asphalt, and storm piping and the County performing the installation. (Motion passed 4-0, Councilmember Watters absent).

10. Basin Repairs at Water Treatment Plant

Operations Manager Tony Richardson advised the Mayor and Council that the City owns and operates a 12-million gallon per day Water Treatment Facility located at 1001 North Park Street for the purpose of supplying safe drinking water. The vessels within the facility are composed of mostly reinforced concrete

construction. Operations Manager Richardson stated that some of the older portions of the facility have developed fractures within the concrete structure. There are a total of four (4) basins of concern, two (2) of which were constructed in 1972 and two (2) that were constructed during the 1950's. In August of 2015 the City commissioned a study of the integrity of these four concrete basins. TEC Services performed a structural condition assessment and provided a report of the conditions observed and detailed recommendations for restoration. Repairs involve draining, cleaning, and blasting to prepare the surface for application of a cementitious layer followed by a spray application of a two-part epoxy coating. The effectiveness of the materials recommended for use are dependent upon temperature and humidity and in our climate are most effective when applied in late spring or early fall. Operations Manager Richardson stated that it would be difficult to meet production demand while performing repairs on two (2) basins. Operations Manager Richardson advised that in order to complete the restoration of the basins, our approach is to complete the restoration of one (1) basin each year for the next four (4) years. This will allow the necessary repairs to be made without interruption in water services. Bids for completing one (1) of the basins were received from four contractors as follows:

| | |
|----------------------------|--------------|
| Industrial Furnace Company | \$254,159.00 |
| Utility Service Company | \$241,250.00 |
| Mopac Building Services | \$228,209.20 |
| GRC-Stonewater | \$153,000.00 |

Operations Manager Richardson stated that it is staff's recommendation that the Phase 1 Water Treatment Basin Restoration Project be awarded to the low bidder, GRC-Stonewater, in the amount of \$153,000.00. Operations Manager Richardson advised that funds for this project are included in the current Water Filter Plant Budget.

Motion by Councilmember Lane, seconded by Councilmember Wojcik to award the Phase 1 Water Treatment Basin Restoration Project to the low bidder, GRC-Stonewater, in the amount \$153,000.00. (Motion passed 4-0, Councilmember Watters absent).

11. Bids - Lake Carroll Spillway Improvements

Operations Manager Tony Richardson presented advised the Mayor and Council that the City had received notification from the Georgia Department of Natural Resources that the Lake Carroll Dam was reclassified from a Category I dam to a Category II (low hazard) dam and therefore, revoked the Category I Dam Permit No. 022-005-00568 in its entirety. This notification stated that although this dam is no longer subject to the requirements for Category I Dams, it is still important to properly maintain the structure to protect the people and property downstream. Therefore, in response to the state notification, city staff solicited bids from local contractors for the rehabilitation of the concrete spillway to include replacement of the dilapidated section of the concrete spillway and stabilization of the spillway discharge with DOT Type 1 stone. Bids were received as follows:

| | |
|------------------------------------|-------------|
| GRC-Stonewater - | \$91,350.00 |
| Georgia-Alabama Woodlands, Inc. - | \$88,500.00 |
| McIntosh Specialty Services, LLC - | \$74,670.00 |

Therefore, it is staff's recommendation that the project be awarded to the low bidder, McIntosh Specialty Services, LLC, at a cost of \$74,670. Operations Manager Richardson stated that if the project is approved it will commence concurrently with the FEMA funded projects that require Lake Carroll pool level to be reduced in order to complete the repairs.

Motion by Councilmember Wojcik, seconded by Councilmember Lane to award the bid for the Lake Carroll spillway improvements project to the low bidder, McIntosh Specialty Services, LLC, in the amount of \$74,670. (Motion passed 4-0, Councilmember Watters absent).

12. Appointment: Planning Commission (1)

Motion by Mayor Pro Tem Byrd, seconded by seconded by Councilmember Lane to appoint Sandra Houston to a term on the Planning Commission, term expiring 12/31/18 (Motion passed 4-0, Councilmember Watters absent).

VII. MAYOR AND COUNCIL ANNOUNCEMENTS

Mayor Pro Tem Byrd invited everyone to the Opening Ceremony event at the new Legends West Pavilion. The event will be held on Sunday, September 18, 2016 from 3:00 p.m. to 4:30 p.m. Mayor Pro Tem Byrd stated that 50 individuals who have made a huge impact on this community will be honored during the ceremony. Mayor Pro Tem Byrd stated that "Legends West" is splendid and impeccable.

Mayor Pro Tem Byrd also expressed appreciation to City Manager Grizzard for the great job he has done and stated that he hopes that City Manager Grizzard will remain at the City for a very long time.

Councilmember Wojcik expressed appreciation to city staff members who provided assistance during his recent public forum event. In addition, Councilmember Wojcik thanked Operations Manager Tony Richardson for allowing him to tour the facilities and for explaining how the process works.

Councilmember Lane expressed appreciation to City staff members.

Mayor Hollingsworth expressed appreciation to City staff members. In addition, Mayor Hollingsworth advised Mr. George Lenaeus to keep up his good work.

VIII. CITY MANAGER ANNOUNCEMENTS

City Manager Grizzard stated that three (3) upcoming hearings would be held in an effort to ratify the millage rate as follows:

Wednesday, September 14, 2016 at 11:30 a.m.

Wednesday, September 14, 2016 at 6:15 p.m.

Wednesday, September 21, 2016 at 6:00 p.m.

In addition, City Manager Grizzard stated that he is unable to attend the October 3, 2016 Mayor and Council meeting and inquired as to the possibility of a work session on October 6, 2016 at 5:30 or 6:00 p.m.

City Manager Grizzard stated that the recent health insurance quote received represents a 4.5% increase over current 2016 rates and staff assumed a 12% rate increase in the FY 17 Budget. Therefore, this new rate represents a savings of 7.5% in the Budget, which equates to approximately \$277,000 in savings.

City Manager Grizzard advised that he has been in negotiations with Norfolk Southern regarding the Croft Street Bridge.

IX. ADJOURN

There being no additional business to discuss, the meeting adjourned at 8:34 p.m.