

MINUTES

City of Carrollton Mayor and Council Meeting

March 5, 2018
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 regularly scheduled meeting on Monday, March 5, 2018 in the Public Safety Complex, Court/Council Chambers, 115 West Center Street, Carrollton, Georgia. Mayor Hollingsworth called the meeting to order at 6:05 p.m. Members present: Mayor Walt Hollingsworth, Mayor Pro-Tem Gerald Byrd, Councilmember Jim Watters, Councilmember Met Lane 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 offered by Mr. Dwayne Hicks.

IV. CITIZEN COMMENTS

The following individuals addressed the Mayor and Council:

- Brigadier General Barry Dalton, 150 Barry Drive, Carrollton, expressed his disappointment in the City not responding to his offer to donate his miniature train set to the City. Mr. Dalton stated that he was giving the City twenty-five (25) more days to accept his offer.
- Nellie Duke, 1620 Four Notch Road, Carrollton, reported she had recently visited the Bradley Street Historic Depot and was shocked to find that the Depot was being used for office space. Mrs. Duke stated that she was involved in acquiring the Depot from Norfolk Southern and there were provisions in the agreement that the space be utilized a certain way. Mrs. Duke stated she and her husband (former railroad employee) had loaned a pot-belly stove and railroad memorabilia to the City for purposes of the items being displayed at the Depot. Mrs. Duke stated that the agreement with the City included the memorabilia would be utilized for the purpose it was intended. Mrs. Duke requested the City review the documents related to the Depot and the City would see that the space is to be used as a museum or exhibit space and not administrative offices.
- Lindsey Pfau, 108 Robert Hendrix Drive, Carrollton, stated she served as the Executive Director for Keep Carroll Beautiful. Ms. Pfau stated she would like to be placed on the Agenda for a future meeting to share information about Keep Carroll Beautiful efforts in the community and find more ways to partner with the City. Mrs. Pfau expressed appreciation for the Mayor and Council's support.
- Greg Walker, 843 Bethesda Church Road, Carrollton, and owner of Walker Cadillac-Buick-GMC dealership in Carrollton, expressed appreciation to City Manager Grizzard and Community Development Director Erica Studdard for meeting with him about the Business Occupation Tax renewal forms. Mr. Walker stated that he was not necessarily in agreement with how to properly fill out the form, but staff had been very helpful. Mr. Walker stated he had left a message with Councilmember Wojcik inviting him to attend a meeting with the City Manager to discuss Business Occupation Tax. Councilmember Wojcik apologized for not responding to Mr. Walker and reported that he had received the message the day before the meeting and had a scheduling conflict. Councilmember Wojcik advised that he had followed up with City Manager Grizzard regarding the meeting.

- Alan Gaston, 403 Shady Valley Drive, Carrollton, encouraged the City to apply for Roadside Beautification Grants offered by the Georgia Department of Transportation. These grants are offered to provide funding for roadside enhancement and beautification projects along Georgia roads. Mr. Gaston advised that the funding for the grants come from fees paid by billboard companies for trees removed at outdoor advertising signs. Mr. Gaston advised that he sits on the committee that reviews the grants and he would be happy to help the City apply.
- Bruce Brewer, 604 Cedar Street, Carrollton, stated he and his daughter were small business (Squire Shop and Brewer's Lantern) owners and concerned about the Business Occupation Tax.

V. MINUTES (January 8, 2018 and February 2, 2018)

Motion by Councilmember Watters, seconded by Mayor Pro-Tem Byrd to approve the minutes of the January 8, 2018 and February 2, 2018 meetings as presented. (Motion passed 5-0.)

VI. MAYOR AND COUNCIL ANNOUNCEMENTS / COMMENTS

Mayor Pro-Tem Byrd:

- Expressed appreciation to the Council and staff for work and discussion at the budget retreat held in February.
- Expressed concerns about numerous issues and made suggestions on solving those issues, citing he was not only an elected official but a citizen. Concerns included the following:
 - o Hiring to reflect the City's population.
 - o Eliminate favoritism.
 - o Increase actions to address noise issues in West Carrollton.
 - o Address corridor beautification equally by dividing the first available funds.
 - o Eliminate non-essential administrative positions to save money and don't create new ones. Use savings to make infrastructure improvements to the City.
 - o Eliminate costs by using in house talent as much as possible, including using Councilmembers who volunteer.
 - o Review City Attorney's contract.
 - o Require City Manager to dwell in the city limits of Carrollton in the future.
 - o Construct NSP housing built on lots where the City has demolished homes, for low income families.
 - o Ensure the entire Council has contributed to the master plan and not select council members.
 - o Host town hall meetings in each ward for citizen review and input.
 - o Host a City Hall open house to showcase how tax dollars are spent and review of proposed projects.
 - o Adhere to the Resolution created in January 2016 that required an annual newsletter be created and sent out.
 - o Eliminate conflicts of interest created by fraternizing and personal relationships between Council and staff.

Councilmember Lane:

- Reminded everyone that he will be unable to attend the April Mayor and Council Meeting.
- Expressed appreciation to Mayor Pro-Tem Byrd for his suggestions.

Mayor Hollingsworth:

- Apologized for missing the Budget Work Session held the previous weekend, citing he was attending a wedding.

Councilmember Wojcik:

- Expressed appreciation to staff for a productive Budget Work Session held last month.
- Expressed appreciation to member of the Comprehensive Plan Steering Committee for the good discussions in the Comprehensive Plan meetings.
- Reminded everyone of the Comprehensive Plan Workshop at the Catherine Hardy Lavender Center on Thursday, March 8th at 6:00 p.m.

VII. CITY MANAGER ANNOUNCEMENTS / COMMENTS

City Manager Grizzard:

- Expressed appreciation to department heads and staff for work on the Budget Work Session.

VIII. APPROVAL OF AGENDA ITEMS FOR CONSIDERATION

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

1. Resolution 05-2018: Amendment to UDO to Establish Lake Carroll Village Overlay

City Attorney Conerly presented for consideration, Resolution 05-2018: Amendment to UDO to Establish Lake Carroll Village Overlay and recalled that back in September 2016, the Mayor and Council created the Carrollton Corridor Development and Beautification Committee (CCDBC). The CCDBC has been studying and evaluating the major corridors leading into the City of Carrollton, including Bankhead Highway, Maple Street, Alabama Street, North Park Street and South Park Street, respectively, with initial emphasis on the Bankhead Highway Corridor

The CCDBC recommends that the City create an overlay zoning district for the Bankhead Highway Corridor to be called the Lake Carroll Village Overlay . This overlay would include establishing design standards and sign regulations for the new corridor to foster and promote development, redevelopment, and beautification.

City Attorney Conerly advised that the CCDBC suggested naming the overlay because this area is so closely associated with Lake Carroll and promotes a village concept; where there's a mixture of uses in the corridor including residential, commercial, and office. The overlay designs would pull the buildings closer to the street so there is a village feel and at the same time promote improvements to the streetscapes, and non-vehicular means of transportation.

City Attorney Conerly stated that the overlay area is currently zoned C-2 (General Commercial). The CCDBC also recommends the City add a residential component to other C-2 zoning in the City. City Attorney Conerly referred to the table of land uses applicable for C-2 zoning throughout the City. City Attorney Conerly advised that automobile and RV sales are allowed and will continue to be allowed in all C-2 zoning, except for the overlay. City Attorney Conerly pointed out that all the existing automobile and RV dealers in the overlay will continue to exist as lawful non-conforming uses. But moving forward, new automobile and RV dealers in the overlay area would be required to come before the Mayor and Council and get a special use permit.

City Attorney Conerly advised that new design standards were requested in respect to sign regulations in the overlay. The design standards are based primarily on the C-2 zoning design standards that the City already has in place but with some changes made to try to create a village mixed use feel. In addition, the CCDBC wanted to try and promote some non-vehicular means of transportation.

City Attorney Conerly reviewed the proposed changes in design standards and sign regulations as it relates to the overlay. City Attorney Conerly emphasized that by naming the Lake Carroll Village Overlay, it doesn't change the names of the streets. It is still Bankhead Highway.

Mayor Pro-Tem Byrd inquired to the requirements of those members serving on the CCDBC members. Director Studdard advised that the CCDBC was a cross-section of stakeholders, including bankers, realtors, property owners, and the construction industry.

Mayor Hollingworth stated he had been approached by citizens inquiring about reducing Bankhead Highway down to three lanes with the turn lane in the middle. Mayor Hollingworth inquired to the volume of traffic. Director Studdard advised that a traffic engineer had studied the traffic flow to make certain any streetscape improvements could withstand the capacity for vehicular traffic with the lane reduction.

Mayor Pro-Tem Byrd expressed his concerns of the Alabama Street Corridor being made a priority and to treat Alabama Street equally, as with the other corridors.

Councilmember Lane expressed his appreciation to members of the CCDBC, noting that none of them are paid, meeting once a month, at a minimum of two and a half hours with almost 100% attendance. Councilmember Lane stated that he did not represent Bankhead Highway, but it is a major corridor and one of the major roads in to Carrollton. Councilmember Lane advised that is why he wanted Bankhead to be addressed first.

Councilmember Byrd thanked members of the CCDBC for their work on the Committee and emphasized treating Alabama Street equally, as with the other corridors.

At this time, Mayor Hollingsworth opened the floor for citizen input:

Mr. Mike Bell of Mike Bell Chevrolet, 1200 North Park Street, Carrollton, asked that the North Park Street Corridor not be forgotten.

Mr. Bruce Brewer, 604 Cedar Street, Carrollton, inquired if public forums were held on how the changes on Bankhead would impact the area.

Councilmember Wojcik replied that a town hall meeting was held in October 2017 with over one hundred people in attendance. Business owners were notified directly by staff, and announcements were made in the paper and on social media. Director Studdard advised that there were over 500 people that responded to the survey on the matter.

Mayor Pro-Tem Byrd inquired to how the survey was administered. Director Studdard advised that the surveys were administered electronically through Survey Monkey and hard copies provided to those without internet service. Mayor Pro-Tem Byrd then asked that the City seek ways to make certain that surveys are available to all segments in all walks of our population.

Being no further discussion, Mayor Hollingsworth inquired to the wishes of the Council.

Motion by Councilmember Wojcik, seconded by Councilmember Lane to approve Resolution 05-2018: Amendment to UDO to Establish Lake Carroll Village Overlay as presented.

Discussion on the motion:

Councilmember Wojcik stated that the CCDBC has been planning this project for two years. Councilmember Wojcik recited a parable about providing now for future generations and stated that as leaders, we are charged with planting the seeds of progress and change. This change toward design standards and this pledge to beautify Bankhead highway signifies the voice of Carrollton and the positive project in which we are headed. Our town will continue to be a leader in sustainable and deliberate development in the region. Councilmember Wojcik stated that he was excited to have been a part of this progress and thankful for the hundreds of people that have spoken in favor of seeing this move forward.

Councilmember Lane stated that the whole purpose of this overlay was to extend the energy and spirit of the dynamics of the square down Bankhead Highway. Councilmember Lane stated he felt that this was the first step. Councilmember Lane remarked that one thing he had heard people talk about Carrollton, is how progressive Carrollton is and this is just another sign of how progressive thinking the City is. Councilmember Lane expressed appreciation to members of the CCDBC.

Councilmember Byrd stated he did not want anyone thinking he did not appreciate their work but felt that everyone had not been reached and the City could do a better job of reaching all constituents to ensure they have input.

(Motion passed 4-1 with Mayor Pro-Tem Byrd voting opposed.)

2. Resolution 06-2018: Bankhead Corridor Streetscape Improvements – Design Authorization

City Manager Grizzard presented Resolution 06-2018: Bankhead Corridor Streetscape Improvements Design Authorization for consideration. City Manager Grizzard advised that since Resolution 05-2018 was just approved, the City will move forward with the design. City Manager Grizzard stated that normally the Mayor and Council do not have to authorize the design of a project, but with a project of this magnitude, staff felt it would be best to present a resolution and have the Mayor and Council approve the design itself.

City Manager Grizzard reported that the design will involve surveyors, engineers, and landscape architects and with the construction estimated to be 3.2 million dollars, the design cost could approach \$200,000.

Motion by Councilmember Lane, seconded by Councilmember Watters to approve/adopt Resolution 06-2018: Bankhead Corridor Streetscape Improvements – Design Authorization as presented. (Motion passed 3-1-1 with Councilmember Byrd voting opposed and Mayor Hollingsworth **abstaining recusing himself from the vote.)**

Clerks Note: Amended April 9, 2018 on a motion by Mayor Hollingsworth, seconded by Councilmember Wojcik to amend the March 5, 2018 Mayor and Council Meeting Minutes, Item 2., Resolution 06-2018 to reflect Mayor Hollingsworth's intent to recuse himself from the vote, not abstain from the vote as the presented minutes reflected. Mayor Hollingsworth cited he recused himself because he had family members that owned property on Bankhead Highway. Motion passed (3-0, with Mayor Pro-Tem Byrd and Councilmember Lane absent.)

3. Resolution 07-2018: Support of Tanner Health Systems – Certificate of Need

City Manager Grizzard presented for consideration Resolution 07-2018 supporting the Tanner Health System's application for a Certificate of Need with the State of Georgia to establish Open Heart Surgery for our region.

Motion by Councilmember Watters, seconded by Councilmember Wojcik to approve Resolution 07-2018: Support of Tanner Health Systems – Certificate of Need as presented. (Motion passed 5-0.)

4. 2016-2017 City Audit Presentation

City Auditor, Mrs. Julie George of Ruston & Company gave a brief presentation regarding the 2016-2017 City Audit. Mrs. George shared slides of assets, liabilities, and residual net position of the City, and presented the financial results on all operations of the City. Mrs. George pointed out that the General Fund, Sanitation Fund and Water/Sewer Fund have healthy fund balances.

5. Vehicle Bid: Street Sweeper

City Manager Grizzard stated that the Public Works Department had budgeted \$220,000.00 in the current fiscal year to purchase a Street Sweeper. Quotes were requested from four suppliers, one being from the state contract provider. The quotes received compare as follows:

1. Environmental Products of Florida (State Contract) Elgin Crosswind Street Sweeper	\$ 232,049.99
2. Environmental Products of Ga. (Fulton Industrial Blvd) Elgin Crosswind Street Sweeper	\$ 217,800.00
3. Amick Equipment (Lexington S.C.) Tymco 600 Street Sweeper	\$ 215,450.00
4. Wastebuilt Co. (Smyrna, Ga.) Tymco 600 Street Sweeper	\$ 209,550.00

City Manager Grizzard advised that staff recommends awarding this purchase to Environmental Products of Ga. in the amount of \$217,800.00 for the Elgin Crosswind Street Sweeper. The Elgin Crosswind is recommended because this unit has only one engine and does not require an auxiliary engine to operate the sweeping function on the truck. With no auxiliary engine this means less maintenance, fuel, and mechanical failures.

Motion by Mayor Pro-Tem Byrd, seconded by Councilmember Watters to authorize the purchase from Environmental Products of Ga. in the amount of \$217,800.00 for the Elgin Crosswind Street Sweeper. (Motion passed 5-0.)

6. Equipment Bid: Wastewater Bar Screen

Operations Manager Tony Richardson advised that the Carrollton Wastewater Treatment Department had recently requested proposals for replacing the existing bar screen equipment at the wastewater pretreatment facility. The current equipment has been in service since 1988 and has been repaired many times; performing beyond the expected life of this type of equipment.

Manager Richardson advised that a request for proposals for the project was advertised and two (2) proposals were received. The proposal requests were evaluated on certain criteria (bid points) and the following quotes were received:

	Base Bid	Total Bid Points
1. Willow Construction, Inc.	\$1,352,000.00	95.6
2. The Corbett Group	\$1,367,716.80	90.6

Manager Richardson reported that the evaluation committee met and evaluated both proposals in consideration of the listed criteria. Based on the evaluation of the proposals, staff recommends that the Mayor and Council award the Bar Screen Improvement project to Willow Construction in the amount of \$1,352,000.00. Funding for this project is included in the current Wastewater Treatment Budget.

Motion by Councilmember Watters, seconded by Councilmember Wojcik to award the Bar Screen Improvement project to Willow Construction in the amount of \$1,352,000.00. (Motion passed 5-0.)

IX. ADJOURN

There being no further business to discuss, Mayor Hollingsworth adjourned the meeting at 7:30 p.m.