

CITY COUNCIL MEETING
July 6, 2021
6:30PM, Temple Senior Center
MINUTES

Call to Order: The meeting was called to order by Mayor Michael Johnson at 6:30PM. All council members were present: Bracknell, Bivins (she arrived at 6:34 & was not present for the “approval of the minutes” vote), Miller, Wallace, Walden.

Invocation and Pledge of Allegiance: Led by Mayor Michael Johnson

Approve the published agenda of this date’s City Council meeting, as presented

Approval of Minutes:

June 1, 2021 Regular Council Meeting- There was a motion to approve the minutes by Council Member Walden, second by Council Member Miller. Vote 3-1 (Council Member Wallace abstained)

June 28, 2021 Special Called Meeting- There was a motion to approve the minutes by Council Member Walden, second by Council Member Wallace. Vote 4-0.

Public Comments:

Robin Hanff (365 Morningstar)- She expressed concerns about a lot that was next to her home that has holes in it that are at least four feet deep and are not covered. There are concerns about kids falling in the holes. She has called about this several times. She also stated that it floods every time that it rains. There is also a culvert across the street that has leaves and trees growing out of it.

Announcements- N/A

OLD BUSINESS

1. (Tabled from June 1, 2021) Consider taking action concerning the request to rezone from CG General Commercial to IL Light Industrial the 17.41-acre tract located at 423 East Highway 78 on the south side of this highway east of Oak Shade Road, and being Tax Parcel T04 0060057 in Land Lot 171, 6th District. Application by TAG Trans, Inc

There was a motion by Council Member Miller to take this item off of the table, second by Council Member Bracknell. Vote 5-0. Mayor Johnson explained that before any action can be taken, a public hearing needs to be held. Mayor Johnson opened the public hearing and asked if there was anyone to speak for or against this request. Joe Powell was present to speak for this request, the engineer for this project was also present. Mr. Powell explained that they know they will need a special use permit. He said the Planning and Zoning board requested denial for this project, so they have made some adjustments to the original plan. Understanding the opposition from neighbors, they have reduced the size of the project. They are now requesting only 75 truck spaces and a building that is 15,000 square feet. TAG has 25 vehicles, and they plan to rent 50 spaces for trucks that need a place to park, or residents that need a parking space. To use the facility you will have to have a one year contract; Carroll County residents will get a discount. There will be restricted gate access, no sleeping allowed, fully lighted, 24 hour security monitoring and a six foot black chain link fence. The trees will be left as a

buffer. He stated a traffic study was done, peak hours were 8-9:00am and 5-6:00pm. They estimate having 13 trucks leaving in the morning and 15 trucks entering. If they are allowed a special use permit, and the rezoning, they will condition it to only this use only, anything else would have to come before the council.

There was a motion by Council Member Miller to send this back to the Planning Commission for review since the content of this project has changed, second by Council Member Bivins. Vote 5-0. This will be on the agenda of the July 20,2021 Planning Commission Meeting.

NEW BUSINESS

1. Hold a public hearing concerning the applications: (a) to rezone from CG General Commercial to IL Light Industrial the 4.98-acre tract of land located at 992 Georgia Highway 113 on the south side of its intersection with East Luke Road, being Tax Parcel 125 0491 in Land Lot 117, 6th District; and (b) to approve a 35-foot buffer variance between this lot and the adjacent residential property on said lot's south side and to approve a zero-foot buffer variance between this lot and the adjacent light industrial property on said lot's east side. Application by Jerry Rollins, Five Star Manufactured Homes

Mayor Johnson opened the public hearing. Dave Vauton was present at the meeting along with his son Alex, to speak for this project. The land has currently been used by Archer Wester as light industrial for the work that is being done on I-20. The short term plan is to keep the land in use while marketing it to commercial developers for a more upscale project in the future. They plan to not put any permanent structures on the property, and will landscape it and add curbside appeal while it is being used as light industrial. They are proposing to leave the existing trees on the backside and beautify the area along Highway 113. They are requesting a variance to reduce the buffer down to zero on one side, and from 50 to 15 on the other side. They need the re-zoning to keep the property useful while trying to sell it for another purpose.

2. Consider taking action on the requests: (a) to rezone from CG General Commercial to IL Light Industrial the 4.98-acre tract located at 992 Georgia Highway 113 on the south side of its intersection with East Luke Road, being Tax Parcel 125 0491 in Land Lot 117, 6th District; and to approve a 35-foot buffer variance between this lot and the adjacent residential property on said lot's south side and to approve a zero-foot buffer variance between this lot and the adjacent light industrial property on said lot's east side. Application by Jerry Rollins, Five Star Manufactured Homes

There was a motion by Council Member Miller to approve the rezoning request from CG General Commercial to LI Light Industrial and approve a temporary 35-foot buffer variance between this lot and the adjacent property on the south side and to approve a zero-foot buffer variance between this lot and the adjacent light industrial property on the east side, with a sunset of five years, with a five year special use permit for an auto and truck storage lot and five years for the variance, second by Council Member Bivins. Vote 5-0.

3. Hold a public hearing concerning a variance usage request in the Design Concept Development (DCD) zoned Azalea Hills community to change the use of a vacant 1.9-acre tract currently designated in the Phase 1 Final Plat as the site of a day care center (Tax Parcel T02 011078, Land Lot 115, 6th District) now to become the site of single-family residential lots. Application by Abdel-Mahdi Al-Husseini

Mayor Johnson opened the public hearing. Abdel-Madhi Al-Huseini was present to speak for this request. He explained that they are no longer going to put a day care at this location and they would

like to convert this property into single family homes. A citizen asked how many homes will be built on this parcel; it was clarified that the request is for three homes.

4. Consider taking action on the request for approval of a variance usage request in the Design Concept Development (DCD) zoned Azalea Hills community to change the use of the vacant 1.9-acre tract currently designated in the Phase 1 Final Plat as the site of a day care center (Tax Parcel T02 011078, Land Lot 115, 6th District) now to become the site of single-family residential lots. Application by Abdel-Mahdi Al-Husseini

There was a motion by Council Member Miller to approve the variance usage, the Planning Commission has already recommended approving the subdivision of the land, second by Council Member Bracknell. Vote 5-0.

5. Hold a public hearing concerning a request for approval of a Preliminary Plat for 199 townhome lots on a 23.49-acre tract of land located on Venable Road in Azalea Hills Phase 3 and zoned R-6 Single-Family Attached and Multi-Family Residential, being Tax Parcel T02 0110044, Land Lot 115, 6th District. Application by Abdel-Mahdi Al-Husseini

Mayor Johnson explained that the applicant requests that this item be tabled to the August 2nd meeting. There was a motion by Council Member Walden to table items 5 and 6 to the August 2nd council meeting, second by Council Member Bracknell. Vote 5-0.

6. Consider taking action on the request for approval of a Preliminary Plat for 199 townhome lots on a 23.49-acre tract of land located on Venable Road in Azalea Hills Phase 3 (Tax Parcel T02 0110044, Land Lot 115, 6th District) and zoned R-6 Single-Family Attached and Multi-Family Residential. Application by Abdel-Mahdi Al-Husseini

This item was tabled in item number five and will be included on the agenda for the August 2nd meeting.

7. Adopt a balanced budget for the Police Seizure Fund for Fiscal Year 2021

City Administrator Bill Osborne explained that Mauldin and Jenkins, the firm that is completing the City's 2019 and 2020 audits, have stated that state law requires the City to have an annual balanced budget for the police seizure fund. Finance Director Ken Abidde has put together a proposed budget so that we are in compliance. There was a motion by Council Member Bracknell to adopt a balanced budget for the Police Seizure Fund, second by Council Member Bivins. Vote 5-0.

8. Approve an Engagement Letter with the CPA firm of Mauldin & Jenkins for preparation of the City of Temple's 2020 Audit.

There was a motion by Council Member Bracknell to approve the Engagement Letter with the CPA Firm of Mauldin & Jenkins for preparation of the City's 2020 audit, second by Council Member Bivins. Vote 5-0.

9. Extend the current contract with financial consultant Rick Hartley for services in preparing the 2020 City of Temple Audit, with no change in the scope of work and the payment schedule from his agreement pertaining to the City's 2019 Audit

City Administrator Bill Osborne explained that we want to keep the same team together for the 2020 audit and he would like for Rick Hartley to continue to be involved. There was a motion by Council Member Bivins to extend the contract of financial consultant Rick Hartley for services in preparing the 2020 audit, second by Council Member Walden. Vote 5-0.

10. Adopt a resolution in support of an application to the Georgia Department of Transportation from the City of Temple for a grant through GDOT's Transportation Alternatives Program for construction of the Temple Sidewalk Project, with this municipal government agreeing to provide the required 20 percent matching funds, if the project is approved

There was a motion by Council Member Bracknell to adopt a resolution in support of an application to the Georgia Department of Transportation from the City of Temple for a grant through GDOT's Transportation Alternatives Program for construction of the Temple Sidewalk Project, second by Council Member Bivins. Vote 5-0.

11. Select one of the companies that submitted a sealed bid for grounds maintenance and landscape maintenance services for three years at six different City government sites in Temple, in accordance with the bid document's scope and frequency of service delivery; and authorize the Mayor to sign an agreement with the selected company which specifies the payment amount for services during each of the three years of service by said company

Assistant City Administrator Lisa Jacobson stated that there were four bids, she said the totals are in a memo with her recommendations and why she would go with Chip's Lawncare. There was a motion by Council Member Bracknell to accept Chip's lawncare bid in the amount of \$34,007, second by Council Member Wallace. Vote 5-0.

12. Authorize issuance of a request for sealed bids for the purchase and installation of a Grit System at the City of Temple's Sewer Treatment Plant

Mayor Johnson explained that action has already been taken on this and no action is needed tonight.

13. Approve an amendment to the City of Temple's stormwater management agreement with Turnipseed Engineers to include preparation for and conduct of a meeting with City officials to discuss options for reducing stormwater issues in Temple

City Administrator Bill Osborne explained that there has been discussion at the last couple of meetings regarding a small detention pond on Bar J Road. The City is trying to figure out what, if anything, we need to do. We have had Turnipseed under contract with us and we need to set up a meeting with them. He does not have a price tonight on what that meeting cost would be. There was a motion by Council Member Bracknell to set up this meeting with Turnipseed to discuss options for reducing stormwater issues, with the amount not to exceed \$5,000, second by Council Member Walden. Vote 5-0.

14. Approve the purchase of the KorKat Playground System which includes the 20'x30'x8' Hip Shade, four tables, and two benches at a cost not to exceed \$17,700.00, for installation in the City Park, with the cost of this Recreation Department project being from the City's 2015 SPLOST fund

There was a motion by Council Member Bracknell to accept this purchase, not to exceed the amount of \$17,700, second by Council Member Walden. Vote 5-0.

15. Consider approving the purchase of a vehicle to be assigned to the City of Temple's Code Enforcement Officer

Police Chief Creig Lee presented quotes on some trucks, but they would not be available for delivery until September or October. Because at the last meeting there was mention of the current codes car needing new tires, air conditioning, etc. that we should not wait that long for a new vehicle. City Administrator Bill Osborne stated we should be having a special called meeting in a couple of weeks if we wanted to wait and re-visit this item, along with some new quotes, at that time. There was a motion

by Council Member Bivins to table this item for the next Special Called meeting so that we can get more information and quotes, second by Council Member Wallace. Vote 5-0.

16. Amend the City of Temple's Design Standards by replacing the current wording of No. 16 with the following wording: "Shutters shall be required on all windows on the front of all newly constructed homes if the area on both sides of the window(s) can accommodate shutters."

There was a motion by Council Member Bracknell to amend the City of Temple's design standards to reflect the wording in the agenda item, second by Council Member Bivins. Vote 5-0.

17. Amend the City of Temple Ordinance pertaining to Yard Sale Limitations in order to clarify limitations on "time restrictions" (Section 38-446) and on yard sale licenses (Section 24-4)

There was a motion by Council Member Bracknell to amend the ordinance as stated in the agenda item, second by Council Member Bivins. Vote 5-0.

18. Approve a delay in the bid opening for the City of Temple's Water Meter Replacement Project from Thursday, July 22, in accordance with the recommendation from the consulting engineering firm of Keck & Wood, with the new bid opening date to be announced

Mayor Johnson explained that the delay in the bid opening will accommodate for the potential of GEFA funds/low interest loans. There was a motion by Council Member Wallace to approve a delay in the bid opening for the Water Meter Replacement project, second by Council Member Bivins. Vote 5-0.

19. Consider the identification and possible selection of certain street resurfacing and related improvement projects, and authorize the City Administrator to obtain proposals from the Carroll County government and local paving companies for presentation in a special called meeting of the City Council as determined by the Mayor

City Administrator Bill Osborne explained that there has been discussion at recent meetings about the need for street improvements. He stated we will have a Special Called Meeting to discuss which streets need to be resurfaced/improved. He suggests paving the Lakeside subdivision first, because the school buses will need to drive through this neighborhood. It was also suggested that the City look at Perennial Park as well. Funding would come from the impact fees that have been collected; there is also money available in the 2015 SPLOST.

20. Staff report concerning the start of the City Hall Expansion Project

City Administrator Bill Osborne explained that we are trying to get the pre-construction meeting scheduled. He is going to call Trey Robinson tomorrow to discuss this.

21. Updated staff report on funds approved for the City of Temple through the American Rescue Plan Act

Assistant City Administrator Lisa Jacobson reported that all required information has been submitted for the ARPA funds; we are waiting on more information regarding when the funds will be distributed.

22. Updated staff report concerning the City's telephone system and computer operations

Assistant City Administrator Lisa Jacobson stated there is no new information regarding the City's telephone system. For computer services, we are asking the Council to approve the "end point direction response services" for all City computers. The cost is \$4.75 for each device per month. VC3 is recommending that the City get this service, because it is an added protection to keep our system from being compromised. There was a motion by Council Member Bracknell to approve the end point

direction response services for all City computers at a cost of \$4.75 per month for each device, second by Council Member Bivins. Vote 5-0.

23. Staff report on the transition of garbage collection and disposal services from Waste Pro USA to GFL Environmental

Public Works Director Hal Burch reported that so far the transition is going relatively smoothly. There have been some missed requests for containers and the removal of old containers from Waste Pro has left a lot to be desired. There are still approximately 200 Waste Pro containers in the City. GFL has been very responsive regarding the deployment of carts and deliveries have been handled internally, as needed. When asked about when recycling would start, Mr. Burch stated it would begin in August.

24. Complete the annual performance evaluation review of the City Clerk

There was a motion by Council Member Bracknell to accept the evaluation of the City Clerk, second by Council Member Walden. Vote 5-0.

Executive Session, if needed- n/a

Closing Comments

Howard Walden- I hope everyone had a great Independence Day!

Adjournment- There was a motion by Council Member Bracknell to adjourn, second by Council Member Walden. Vote 5-0. The meeting adjourned at 8:19PM.

Mayor Michael Johnson

City Clerk