

CITY COUNCIL MEETING
May 2, 2022
6:30PM, Temple Senior Center
MINUTES

Call to Order: The meeting was called to order at 6:30PM by Mayor Michael Johnson

Invocation and Pledge of Allegiance: led by Mayor Michael Johnson

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

Council Member Bracknell requested to amend an add item #10 regarding amending the furnishing and fixtures budget for the City Hall expansion project. City Administrator Bill Osborne also requested that the last item on the agenda be a time for department directors to present their monthly reports if they did not present it last Monday night. There was a motion by Council Member Bracknell to approve the published agenda with the two amendments listed above, second by Council Member Miller. Vote 5-0.

Approval of Minutes:

April 11, 2022 City Council Meeting

There was a motion to approve by Council Member Walden, second by Council Member Walden, second by Council Member Bracknell. Vote 5-0.

April 25, 2022 Special Called Meeting

There was a motion by Council Member Miller to remove the last part of the sentence in change order #3: "and the City will have Chips Lawn Care begin working on the landscaping", and to approve the minutes with that phrase being removed, second by Council Member Walden. Vote 5-0.

Public Comments:

Mayor Johnson explained the decorum, from the Charter. There was no one present to make comments.

Announcements:

N/A

CONSENT AGENDA

Mayor Johnson read the consent agenda items. Mayor Johnson asked if any council member had questions regarding the agenda items. Council Member Miller asked for clarification from the City Attorney as to whether or not the landscaping project referenced in item one would need to be bid out. City Attorney Carey Pilgrim stated that it would not have to be bid out.

There was a motion to approve the consent agenda (items 1-5. listed below) by Council Member Bracknell, second by Council Member Miller. Vote 5-0.

1. As part of the Temple City Hall Expansion Project, select Chip's Lawn Care, Inc., to provide certain landscape materials and services on the grounds of City Hall in accordance with the company's written letter of agreement, at a cost not to exceed \$7,989.00

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2. Approve construction of a by-pass capability within the Bradley Street Lift Station, as designed by the City of Temple's consulting engineering firm of Turnipseed Engineers, with funding for this new project from the Lift Station Repair/Maintenance line item in the Water Distribution component of the City's FY2022 Water and Sewer Fund Operating Budget

3. Approve a new 12-month extension of the City of Temple's water meter maintenance agreement with Kendall Metering Systems, with the agreement including the company's KISS (Kendall's Increased Services and Support program) and the Sensus Drive-by License

4. Designate Mayor Michael Johnson to be the City of Temple's voting delegate at the Georgia Municipal Association's 2022 annual convention in Savannah on June 24 - 28

5. Change the date of the next round of monthly City Council committee meetings from Monday, May 30, to Monday, May 23, due to the Memorial Day holiday

NEW BUSINESS

1. Hold a public hearing and then consider taking action on the request to rezone property on the 110.13- acre tract located between Georgia Highway 113 and Asbury Road (Parcel T02 0100015) in Land Lot 205, District 6 from Single-Family Detached Residential (R-1) to Design Concept Development (DCD). Application by Inline Communities

Mayor Johnson opened the public hearing. Brian Musolf with Inline Communities was present at the meeting to speak. He stated that Engineer Kenneth Wood would be giving the presentation. Mr. Musolf explained that Inline Communities was started about seven years ago, his partner is Brad Smith; they are doing developments all throughout the metro area. Mr. Musolf stated he wanted everyone to know that they are doing upscale, high quality projects with amenities; they are not interested in doing starter homes or low quality homes. They are looking to bring families, empty nesters, and young professionals into the neighborhood. Mr. Wood explained he was born in Carrollton so he is very familiar with the area. He stated they chose this property because it's close to the grocery, food, the Senior Center, schools, etc; everything is in close proximity. From a land use standpoint, they are proposing multiple different sized homes that are within the DCD, single family attached and most being single family detached in three different sizes. He said this is compatible with the land use that the City set forth.

They came up with a couple of different ideas, one plan had more variances with more lots, but it increased the open space. There was one plan that was more of a DCD plan with 273 homes, one had 376 homes. During the process they have located several creeks on the property which will potentially reduce the number of homes they can build to 240-250. They are looking at a lot of different options and ideas; they are trying to focus on the quality. They plan to leave a lot of greenspace on the front. The entry way will have a divided median coming in; there will be a centralized club house with different amenities surrounded with green space. They plan to section off the property, the larger homes and lots in the back against the greenspace and have the townhomes closer to town. The variations of lot sizes will be a low maintenance size, which he stated that has become the preference in the metro area and the Southeast. He said the amenity is very important, there will be a large, resort style pool, a large open space for different types of games, playgrounds, or trails; he stated that community fire pits have also become very popular. He wants to make sure they are performing with what they say they are

going to do. They are fine with putting a condition on the amenity whether it be part of a certain amount of COs to be issued before the amenity is in tact. They want to make sure that the quality of the amenities gets emphasized and they are ok with conditions on this. He anticipates that the attached home will be right around \$300,000, The detached homes would vary from the low \$300,000 to low \$400,000; there would be a mixture of different types of homes: brick, hardy plank, stone accents, etc. There will be no vinyl siding. They are going to stipulate which products they will or won't have; there will be no inferior products used.

Mr. Wood stated from an infrastructure standpoint, what helps us is to have multi uses, that gives us a strong HOA. The HOA can be set up to maintain all of the amenities. To come into our City they will have to do a lot of infrastructure upgrades; he stated it will be \$2,000 per until, above the tap fees, to aid with upgrading the lift stations, etc. They are very aware of the upgrades that need to be done and they want to make sure they know what their part would be in that. They will have their station there that could be used with other developments, it would force down right to the park area at the tie in, and that's where various upgrades would be made, as well as the pump station that was discussed tonight. They put together a spreadsheet with different tap fees, etc.

Mr. Musolf stated he has had several conversations with Council Member Russom and several other people on staff. He said they are not proposing any of these plans tonight, they are just requesting the rezoning change to DCD. He said they are spending a lot of money on due diligence right now with the streams, flood planes, etc.. He said it won't be the exact plan, but it will be as good as, or better. Site distance has also been discussed, he said it is a little bit suspect. He said he hopes to get the council's blessing tonight to approve the DCD zoning and then they will spend more money to have a preliminary plat done. They stated they will be bringing improvement money, anywhere from 2.7 to 3.7 million dollars in fees, before they even get started, based on calculations from staff. In addition they are looking at 1.2 to 1.6 million, based on which they think are conservative sales prices, in annual taxes from the homeowners. Also, they will be spending a million in upgrades, the pump station they need to do, the force main and all the different requirements like decel lanes and other things. He stated they will be bringing a lot of value in addition to a very high quality neighborhood.

In closing, Mr. Wood mentioned that they know the plan will become more open due to the creeks they found. Right now the plan, no variance/DCD would be about 30% open space. They are trying to sell the usable amenity area and a lot of useable space; that means it is not creek buffers, it's actual space that can be used, as well as the creek buffers that will be there for preservation.

After the presentation there was an opportunity for questions. Council Member Walden asked what the lot size on townhomes would be, it was stated they would be 24 foot wide minimum width, they would all have a two car garage. The depth would probably be around 120 feet. He stated that the HOA will maintain the yard for the townhomes; the exterior of the townhomes will also be maintained by the HOA, roofing, siding, painting, etc. There will be a master HOA over the whole neighborhood and a sub HOA over just the townhomes. The master HOA will include covering the amenities, entrance, etc. The sub fee will pay for the exterior maintenance and lawn maintenance of the townhomes.

Council Member Walden stated that he would like to see a DCD have something other than residential in it. He stated there were DCDs that were zoned or rezoned before the bubble burst, and they are basically nothing but R-2 residential with smaller lots. True DCDs would have restaurants in it, commercial, day care centers, etc. He stated he would like to see some office, commercial,

neighborhood shopping, etc. Last year property across from this on Asbury was re-zoned from R-1 to PD. The smallest lot will be 1.75 acres, the heated square footage will be larger than your large lots. I have concerns about seeing townhomes there after buying a 2-3 acre lot. Mr. Musolf stated that the townhomes will not have any frontage on Asbury, they will be closer to the upcoming church and GA 113. He said from a townhome standpoint, it will be a master on the main, and it will be more attractive to empty nesters. He stated that acreage doesn't mean more quality. He said he understands Council Member Walden's potential concerns, but they will not be looking at anything that is ugly. Council Member Walden agreed that what they are proposing looks attractive.

Council Member Russom stated that we have talked about growing pains and traffic around the middle school on the Rainey Road side. If you increase the density, you increase the need for utilities and the number of citizens you have to serve and protect. He had concerns about large fire trucks getting through the subdivision and safety; the density is the issue. Mr. Musolf stated that they are trying to determine if the DCD is the right thing to develop. Council Member Russom asked if the interest in the DCD was to do townhomes, Mr. Musolf said no, it's because they can offer different styles and sizes for the community. There will only be about sixty townhomes, so it's a smaller part of it and gives people the option of zero maintenance. He said DCD is just the land use, they still have to do the plat and find out what works and doesn't work.

Council Member Bracknell stated he likes the idea; they are not focusing on one particular clientele and they are offering diversity and options. He is concerned about density, but not from the standpoint of the subdivision, but problems like the railroad. He stated he would be more interested in the neighborhood, than putting commercial in it.

Mr. Musolf explained that he hopes they support the DCD land use and they are willing to work however the City wants to. This is just the first step of many that they have to go through. They think this is the right zoning category and they are super flexible and willing to work on the final plan together.

Council Member Miller wanted clarification that if the DCD is approved, they are not approving the requested variances. That was confirmed to be correct.

Regarding the concerns for not having a planned commercial aspect to this proposed DCD development, he stated they could add something and potentially take away some of the amenities. He also stated that if that piece of property was a good commercial location, something probably would have already been done with it.

There were no further questions or comments. Mayor Johnson closed the public hearing.

There was a motion by Council Member Miller to rezone property on the 110.13- acre tract located between Georgia Highway 113 and Asbury Road (Parcel T02 0100015) in Land Lot 205, District 6 from Single-Family Detached Residential (R-1) to Design Concept Development (DCD) with no variances included, second by Council Member Bracknell. Vote 3-2. (Russom & Walden opposed)

2. After having received and reviewed the evaluations and recommendations from the consulting engineering firm of Keck & Wood, Inc., and from a local panel of citizens, pertaining to the City of Temple's Water Meter Replacement Project, consider the selection of RTS Water Solutions, LLC, for the City's new AMI (Automated Metering Infrastructure) Fixed Base radio communication system at a cost

of \$1,157,055.35, contingent on the concurrence of the Georgia Environmental Finance Authority (GEFA) during its Tuesday, May 10, meeting

There was a motion by Council Member Wallace to accept the recommendation of RTS Water Solutions, LLC, for the City's new AMI (Automated Metering Infrastructure) Fixed Base radio communication system at a cost of \$1,157,055.35, contingent on the concurrence of the Georgia Environmental Finance Authority (GEFA) during its Tuesday, May 10, meeting, second by Council Member Bracknell. Vote 5-0.

3. Review the Construction Agreement from the consulting engineering firm of Keck & Wood, Inc., for oversight of the City of Temple's Water Meter Replacement Project; consider City Council action on said proposed agreement

Assistant City Administrator Lisa Jacobson explained that Mr. Mike Moffitt is present from Keck and Wood to discuss the oversight of the AMI project. There is a standard right's schedule and there is a not to exceed budget amount. Council Member Walden said it is showing the construction time of 715 days and asked for an explanation of that and it also said that the project should be complete 7 months later. It was stated that 715 was a typo and it should be 215.

There was a motion by Council Member Wallace to approve the construction agreement with Keck and Wood for the oversight of the water meter replacement project, second by Council Member Bracknell. Vote 5-0.

4. Authorize the Mayor to sign an agreement with Magnum Paving Company for street resurfacing in the Lakeland Park and School House Trace residential subdivisions in accordance with its proposal letter to the City in the amount of \$85,511.50, including a \$2,000.00 Bond Fee, with the respective subdivision costs of \$24,128.25 and \$59,383.25 to be paid from the Street Resurfacing and Roadway Improvement Fee collected by the City when each new building permit is issued for construction of a new housing unit in that particular subdivision

City Administrator Bill Osborne explained that Lakeland Park is ready to go with the paving, there is still some work to be done in School House Trace. It was clarified that \$85,511.50 is for book projects. Public Works Director Hal Burch stated he thinks they should go ahead and pave School House Trace, and if there is damage after construction takes place later, Chip Lanier can fix it. The road is bad enough that it needs to be paved.

There was a motion by Council Member Miller to authorize the Mayor to sign an agreement with Magnum Paving Company for street resurfacing in the Lakeland Park residential subdivision in accordance with its proposal letter to the City in the amount of of \$24,128.25, including a \$2,000.00 Bond Fee, to be paid from the Street Resurfacing and Roadway Improvement Fee second by Council Member Bracknell. Vote 5-0

Council Member Wallace stated that staff will need to let Magnum paving know that we will discuss paving of Schoolhouse Trace at a later date.

5. Receive a proposal from the City of Temple's consulting engineering firm of Turnipseed Engineers for design engineering services for the rehabilitation and upgrading of the City's Villa Rosa Sewer Lift Station, through which most sewage passes prior to reaching the City's Sewer Treatment Plant, with the cost of these engineering services to be based on the respective hourly rates of Turnipseed Engineers' staff members involved in this proposed lift station improvement project

Assistant City Administrator Lisa Jacobson stated there was information in the book about the hourly rates for Turnipseed. Public Works Director Hal Burch stated that we know the Villa Rosa lift station

needs to be updated. We have met with Turnipseed Engineers and they have some sound ideas on that, and we need to move forward.

6. Consider taking action on the proposal from Turnipseed Engineers pertaining to the City of Temple's Villa Rica lift station project presented in the preceding agenda item

There was a motion by Council Member Bracknell that take action on the proposal from Turnipseed Engineers pertaining to the City's Villa Rosa Lift Station as presented in the proceeding agenda item, second by Council Member Walden. Vote 5-0.

7. Appoint Calvin Waters to the Temple Planning Commission, to fill a current vacancy

There was a motion by Council Member Wallace to appoint Calvin Waters to the Temple Planning Commission, second by Council Member Bracknell. Vote 5-0.

8. Consider voting in favor of the nominated slate of officers for District 4 of the Georgia Municipal Association for 2022-23

There was a motion to vote in favor of the nominated slate of officers for District 4 of the Georgia Municipal Association for 2022-23, by Council Member Walden, second Council Member Wallace. Vote 5-0.

9. Staff report pertaining to comments and complaints regarding the unsolicited throwing of newspapers onto private property driveways; discussion

Mayor Johnson explained that this item was brought up by him at the encouragement of a resident in the Amy Ridge subdivision who had concerns about non subscription newspapers being brought in the community and tossed in driveways. They are often ignored by residents and turn into litter. He realizes it is a valid point because the publishers are bypassing the mail and the cost associated with it. He asked the City Attorney, if this can be addressed legally. City Attorney Carey Pilgrim, asked if we knew who was doing it. The first thing is figuring out who is doing it, and we can take ordinance action. Mayor Johnson asked is anyone was objected to trying to put a hiatus on this, no one was opposed.

10. Amending the Furnishing and Fixtures budget for the City Hall expansion

City Administrator Bill Osborne explained we are looking at amending this budget with the work that the design committee has done. He stated not much money has been spent yet, but he expects that before the project is over we will exceed the \$131,000 that has been budgeted. We would be amending this with the 2021 SPLOST.

There was a motion by Council Member Bracknell that we amend the Furnishing and Fixtures budget from \$131,000 to \$150,000, from the 2021 SPLOST, second by Council member Miller. Vote 5-0.

11. Opportunity for department directors to offer reports The department directors reports were shared with the Council.

Closing Comments

Mayor Michael Johnson learned that today is Water Professionals today and he wanted to recognize and thank the Public Works staff for the services they provide to the City. This week is also Teacher Appreciation Week, we appreciate our educators and what they do.

Executive Session, if needed: Mayor Johnson explained there was a need for an Executive Session and that City Attorney Carey Pilgrim would keep the minutes. The purpose was for personnel and real estate. No action is intended afterwards.

There was a motion to go into Executive Session by Council Member Bracknell, second by Council Member Miller. Vote 5-0. Executive Session began at 8:02PM

Adjournment:

There was a motion to come out of Executive Session by Council Member Bracknell, second by Council Member Walden. Vote 5-0.

There was a motion to adjourn by Council Member Bracknell to adjourn, second by Council Member Walden. Vote 5-0.

The meeting was adjourned at 9:18PM.