**CITY COUNCIL MEETING**

**June 6, 2022**

**6:30PM, Temple Senior Center**

 **MINUTES**

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

Council Members Present: Richard Bracknell, Hiley Miller, Casey Russom, Howard Walden, Tom Wallace

**Invocation and Pledge of Allegiance:** Led by Mayor Michael Johnson

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

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

**Special recognition of Jeff Shackleford, former Chairman of the Temple Planning Commission, for his years of service on this local government’s Planning Commission**.

**Special recognition of Assistant City Administrator Lisa Jacobson for completing the requirements and graduating from the Certified Public Manager program at the University of Georgia’s Carl Vinson Institute of Government.**

**Approval of Minutes:**

December 15, 2021 Special Called Meeting: There was a motion to approve the December 15, 2021 minutes by Council Member Walden, second by Council Member Bracknell. Vote 3-0. (2 abstained: Miller and Russom)

May 2, 2022 City Council Meeting: Thee was a motion to approve the May 2, 2022 minutes by Council Member Walden, second by Council Member Bracknell. Vote 5-0.

May 23, 2022 Special Called Meeting: There was a motion to approve by Council Member Walden, second by Council Member Bracknell. Vote 4-0. (Russom abstained)

**Public Comments**

**Alan Mote-** Mr. Mote was at the meeting to request continued support for the dances at the Senior Center. He stated that after covid, the attendance has started to increase. He appreciates the City paying for the cleaning fee through June and is requesting this to continue. He recently spoke with Sheriff Langley who said that it should be sooner, rather than later that the detail crew will be available for cleaning again; he hopes that this might take place in July. If the City can find a way to continue paying for the cleaning after the dances until the detail crew is back in place, it would be greatly appreciated by the seniors.

**Marshall Phipps**- Mr. Phipps stated that he initially took his proposal to Douglasville, but they chose not to approve it. He said he has a 501C3 organization and has a plan to build a railroad museum and a miniature riding railroad. There is a locomotive in Douglasville that he wants to have moved to Temple, and he also wants to purchase battery operated locomotives, as well have trains on display to help put Temple on the map and promote tourism. He believes Temple is a good fit for this project because of the City’s railroad history.

**Allie Gray-** She is a resident of Lakeshore and was asked to speak on behalf of the residents in the subdivision. She stated that a lot of the residents are frustrated, they don’t know what is being done or what is being proposed in Lakeshore. They don’t know about any of the amenities or what kind of houses are being built. They would appreciate it if the information about what is being proposed could be shared with the residents.

 **ANNOUNCEMENTS:**

The following announcements were made:

Announce that in accordance with Section 10 of the Solid Waste Collection, Transportation and Disposal Agreement between the City of Temple and Waste Industries Atlanta LLC, dba GFL Environmental, which states that the Service Fee may be increased annually every July 1st beginning on July 1, 2022 to reflect the annual adjustment based on Table 1 of the Consumer Price Index (CPI)…by expenditure category and commodity and service group, Water and Sewer and Trash Collection Services”: Based on this adjustment over the most recent 12 months prior to March 1, 2022, GFL Environmental is entitled to a 4.0 percent increase in rates. The City of Tempe has been notified this 4.0 CPI percent increase in rates on all services provided by GFL Environmental will be implemented with the billing period of July 1, 2022.

Announce that Temple Mayor Michael Johnson will speak at the Tuesday, June 7 Carroll County Chamber of Commerce Membership breakfast along with Carrollton Mayor Betty Cason and Villa Rica Mayor Gil McDougal on the theme of “State of the Cities”.

City Administrator Bill Osborne mentioned the proposed development in Villa Rica; information on this was email to the Council. He also explained that the Council need to continue looking at the possibility of redistricting of the council wards.

**CONSENT AGENDA**

1. Approve the use of the City Park’s pavilion and gymnasium restrooms on Sunday, July 10, from 7:00 a.m. to 4:00 p.m. for the 9th annual Twice Baked Charity Ride for Mental Health.

There was a motion by Council Member Bracknell to approve the consent agenda, second by Council Member Wallace. Vote 5-0.

**OLD BUSINESS**

1. (Tabled from May 23, 2022, Special Called Meeting) Consider authorizing the Mayor to sign the proposed Lakeshore Development Agreement, as presented to the City of Temple by Trademark Quality Homes.

There was a motion by Council Member Bracknell to take this item off of the table, second by Council Member Russom. Vote 5-0.

Mayor Johnson stated that there was a need for an Executive Session for real estate and legal. There was a motion by Council Member Bracknell to go into Executive Session, second by Council Member Russom. Vote 5-0.

When returning from Executive Session, Mayor Johnson clarified that the Executive Session was to discuss legal matters with the City Attorney. There was a motion by Council Member Bracknell to come out of Executive Session, second by Council Member Walden. Vote 5-0.

**NEW BUSINESS**

1. Hold a public hearing and then consider taking action on the request to the City of Temple from Southeast Civil group for approval of the rezoning of a 52.4-acre tract of land at 927 Candy Kitchen Road in Haralson County, being Parcel 0118 0033 in Land Lot 143 District 6 from R-1 (Single-Family Detached Residential) to R-4 (Single-Family Detached Residential.

Mayor Johnson opened the public hearing. The applicant was present to speak in support of his request. He explained that initially there was concern over the density of the project, but they reduced the number of homes from 126 to 118. He also stated they will implement curbs, gutters and lighting; it was also stated that there will be a pool and a cabana. When asked the rationale for the request to go from R-4 zoning, it was stated it was to get more houses in there. He also mentioned this would bring in more tax dollars. Council Member Walden expressed concerns about adding traffic to Venable Road, there is no curb or shoulder and townhomes are going to be constructed in the area soon. Council Member Russom shared the same concerns and stated that the council is not opposed to growth and wants good, quality growth. He also mentioned the potential of issues with police and fire being able to reach residents, and how citizens have contacted him and voice their concerns about traffic and infrastructure. The applicant stated they were willing to apply impact fees to help with the lift stations, etc. ; he stated they can talk about the numbers and can help with the City’s infrastructure. There was no one else present at the meeting to speak for or against this request. The public hearing was closed.

There was a motion by Council Member Miller to table this item, up to 90 days, until there is further discussion about impact fees and a traffic study is done, second by Council Member Wallace. Vote 3-1. (Bracknell against, Russom abstained)

The applicant asked if they would have to pay for the traffic study, Mayor Johnson told him to get in contact with Assistant City Attorney Lisa Jacobson or Community Development Technician Deidra Walker, and they could explain the process for a traffic study.

2. Hold a public hearing and then consider taking action on the request to the City of Temple from Chip Lanier for approval of the preliminary plat for a 3.19-acre tract off Griffin Street with Planned Development (PD) zoning, being Parcel T02 0040026-0040 in Land Lot 173 District 6 and with no change from the preliminary plat approved by the City Council in 2021, which has expired.

Mayor Johnson opened the public hearing. The applicant, Chip Lanier, was present at the meeting. His preliminary plat approval had expired. There was a motion by Council Member Bracknell to approve the the preliminary plat for a 3.19-acre tract, Parcel T02 0040026-0040 in Land Lot 173 District 6 and with no change from the preliminary plat approved by Council in 2021, second by Council Member Miller. Vote 5-0.

3. Hold a public hearing and then consider taking action on the request to the City of Temple from Christopher White and Shane Tarpley for approval of the preliminary plat for a 15-acre tract at 28 Asbury Road with Office-Institutional zoning for the Verve Church, being Parcel T02 0100141 in Land Lot 205 District 6 and with no change from the preliminary plat approved by the City Council in March 2021 and which includes the three variances requested by the applicant, subject to review by the City Council with any new expansion or development of said property.

Mayor Johnson opened the public hearing. Assistant City Administrator Lisa Jacobson explained that the elected officials had copies of the minutes from last year when the variances were requested. Council Member Miller stated that she had abstained from that vote, however, the minutes did not reflect that and she asked for an updated copy. Because the approved variances have expired, the applicant is bringing this request back to the City Council along with a request to approve the preliminary plat. Shane Tarpley, the pastor of Verve Church, and Chris White, the engineer for the project were present at the meeting. The requests for variances include: no sidewalks, no curb and gutters and no construction of turning lanes. These variances were originally granted with the stipulation that this is for phase one of the project, and before there was new expansion or development beyond phase one, these items would need to be in place.

Council Member Walden expressed his concerns about sidewalks and safety. He mentioned that Inline Communities is building a subdivision with approximately 233 homes behind the church which will have ADA compliant sidewalks on both sides of the street, and that W.T. Collins is building ten homes on Rainey/Asbury Road and they are being required by the City to install 1,000 feet of ADA sidewalks or take out a sureity bond before they can apply for a final plat. His concern is that with subdivisions installing sidewalks, there will be a gap where there are no sidewalks on the church property. Because people may be walking from these subdivisions to the church and Recreation Center, there are concerns about safety and having sidewalks is also a part of the City’s code. Mr. Tarpley explained that installing sidewalks would be a deal break for them at this time. He explained that he has had conversations with Brian at Inline Communities regarding sidewalks, and they discussed possibly partnering on some things.

There was no one else present at the meeting to speak for or against this request. The public hearing was closed. There was a motion by Council Member Bracknell to approve the preliminary plat and variances, subject to engineering approval, and that the requested variances are implemented before any other expansion or development is done beyond phase one, second by Council Member Wallace. Vote 2-2. (Walden and Russom opposed, Miller abstained) Because there was a tie, Mayor Johnson voted to break the tie. He voted in favor of the request. The motion passed: 3-2. (Walden and Russom opposed, Miller abstained)

4. Updated staff reports concerning the possible approval of plans for the remainder of calendar 2022 for the Saturday night dances held in recent months at the Temple Senior Center and concerning the costs associated with these events; then, decide what arrangements, if any, will be approved by the City Council for the holding of these dances in the Senior Center after June 30.

City Administrator Bill Osborne explained that his only concern in extending this, if we go through the end of the year, that we might have to come before the Council later to do a amendment to the Senior Center budget. Council Member Bracknell explained that exercise across the board is important, the attendance to the dance has been growing and he thinks this is a worthwhile thing to do for our seniors. There was a motion by Council Member Bracknell to continue the dances with the City paying the cleaning fee, indefinitely, until things change, second by Council Member Miller. Vote 5-0.

5. Consider the proposal from contractor Robert Allsop for certain painting, weather stripping, pressure washing, and related interior and exterior work at the Temple Senior Center at a cost not to exceed $14,880.00, with funding from the 2021 SPLOST Senior Cent4r Upgrade project.

City Administrator Bill Osborne explained that the City did not receive any proposals for the work at the Senior Center. There was a discussion about whether to pay the contractor up front for supplies, as he requested, or to have a staff member purchase the supplies. It was determined that the best option would be to have a staff member to accompany Mr. Alssop to purchase the supplies and the City would pay for them, and have the ability to use our tax free status for the purchase of materials and supplies.

There was a motion by Council Member Bracknell to authorize the Mayor to sign a contract, which has been approved by the City Attorney, with Mr. Allsop and to include a completion date of 45 days, and to have a supervised purchase of the materials with a staff member, with the amount of this project not to exceed $14,880, second by Council Member Wallace. Vote 5-0.

6. Authorize the City of Temple’s participation with the Carroll County Board of Commissioners in planning and holding the required public hearing regarding the proposed closing of two dirt sections of Oak Shade Road.

City Administrator Bill Osborne explained that the City has provided the county the information needed to move forward. There was a motion by Council Member Bracknell to authorize the City of Temple’s participation with the Carroll County board of Commissioners in planning and holding the required public hearings regarding the proposed closing of two dirt sections of Oak Shade Road, second by Council Member Russom. Vote 5-0.

7. Approve receipt of the 20-year loan to the City of Temple from the Geogia Environmental Finance Authority (GEFA) for the City’s planned Water Meter Replacement Project, with an annual interest rate of 0.13 percent.

There was a motion by Council Member Bracknell to approve receipt of the GEFA loan for the City’s planned Water Meter Replacement Project, second by Council Member Wallace. Vote 5-0.

8. Authorize Keck & Wood, the City of Temple’s consulting engineering firm for Water Meter Replacement Project, to prepare the Notice of Award to RTS Water Solutions, LLC, for providing and installing the City’s new AMI (Automated Metering Infrastructure) Fixed Base radio communication system at a cost of $1,157,055.35, in accordance with action taken by the City Council on May 2, 2022.

There was a motion by Council Member Russom to authorize Keck & Wood to prepare the Notice of Award to RTS Water Solutions, LLC, second by Council Member Bracknell. Vote 5-0.

9. Authorize the Mayor to sign an amendment to the City of Temple’s current grounds maintenance agreement with Chip’s Lawn Care for providing lawn care services at the site of the City’s Welcome Sign at the corner of U.S. Highway 78 and Oak Shade Road at a cost of $160.00 per month, with the annual schedule to provide for 26 service visits.

Council Member Walden questioned whether it was necessary to have 26 visits during the year, and if it was really needed every two weeks during winter. City Administrator Bill Osborne explained they would also keep the area free of trash and debris, it was also mentioned this would help take a load off of Public Works. There was a motion by Council Member Bracknell to authorize the Mayor to sign the amendment to the current contact with Chip’s Lawncare, second by Council Member Wallace. Vote 5-0.

10. Staff report concerning tap fees currently charged by the City of Temple, followed by a discussion concerning a possible increase in the current tap fees.

Council Member Bracknell explained that they have done a lot to get the debt under control and that we need to give back to our tax payers since we have some surpluses. He thinks it would be a great gesture if we look at some kind of reduction of the debt service. He wants a message to the water and sewer customers that we have heard you and we can do something about our debt service. Council Member Russom stated the burden could be put on the developers. Council Member Walden stated that we put the debt service on the backs of the water customers. The refinance on the bond lowered the payments by a third and we are still passing everything along. He requested that this be put on the next committees meeting agenda. Council Member Bracknell asked that staff be instructed to look at what we can do with debt reduction.

Assistant City Administrator Lisa Jacobson stated the proposed new fees are $4,350.00 for water and $8,000 for sewer. She stated that these rates were proposed by HRC. There was a motion by Council Member Wallace to raise the water tap fees to $4,350 and the sewer tap fees to $8,000 and for this to go into effect immediately, second by Council Member Bracknell. Vote 3-2. (Miller and Walden opposed)

11. Staff report concerning the projected costs to the City of Temple of off-site water system and sewer system improvements required to provide these services to certain new developments, as determined by the City’s consulting engineering firm of Turnipseed Engineers; discussion.

Turnipseed Engineers has completed a study of the projected costs of off-site water system and sewer system improvements that are required to provide services to certain new developments in the City. The proposed rates presented to the elected officials were determined by Turnipseed Engineers based on their findings. There was a motion by Council Member Bracknell to implement the following off-site infrastructure fees: Lakeshore in the amount of $318,250, Inline Communities in the amount of $749,800, and Azalea Hills Phase IV in the amount of $1,348,500, second by Council Member Walden. Vote 5-0.

12. Receive and discuss the application of these off-site water system and sewer system infrastructure improvement costs relative to the respective developments of HillField Inline Communities, Evergreen at Lakeside, and Azalea Hills Phase 4; then, consider taking action to approve the scope of work and the cost of implementation on each of these.

This was covered in item eleven.

13. Designate the room in the City Gymnasium where the Temple Municipal Court is held to be the location of the 6:00 p.m. Tuesday, June 21, monthly meeting of the Temple Planning Commission because the Commission’s usual meeting space in the Temple Senior Center will be Temple’s polling place for the primary election runoffs.

No vote was needed. The room in the gym will be the location of the next Planning Commission meeting on Tuesday, June 21st at 6:00PM.

14. Set a new date for the series of City Council Committee meetings from Monday, June 27th due to the annual meeting of the Georgia Municipal Association.

There was a motion by Council Member Bracknell to have the next Council Committee meetings on Thursday, June 30th at 4:00PM and to put the budget and finance committee at the end, second by Council Member Russom. Vote 5-0.

15. Updated report on the City Hall Expansion Project.

Assistant City Administrator Lisa Jacobson explained that she emailed Paul Jackson regarding the council furniture and he is working on the design. She will be doing a walk through on Thursday with the Building Foreman. She is trying to get the final details ironed out and get the project finished.

16. Updated report on the 2021 Audit, including a meeting of the CPA firm of Mauldin & Jenkins and the City’s financial consultant Rick Hartley with the Mayor, members of the City Council, and several City of Temple staff members.

City Administrator Bill Osborne explained that Rick Hartley, who is assisting with the audit will join the meting via phone and will let us know where we are at with Mauldin and Jenkins. The deadline to submit the audit is June 30th, but there will be a grace period of two weeks. While waiting to reach Mr. Hartley, Finance Director Kenneth Abidde explained that he has given Mr. Hartley all of the documents that have been requested. He was told that Mr. Hartley would turn over all documents to Mauldin and Jenkins on April 4th. When Mr. Abidde called to confirm with Christopher McKellan that Mauldin and Jenkins had received the documents, he was told that they had received nothing from Mr. Hartley. Mr. Abidde stated that when he questioned Mr. Hartley about this, he was told there was nothing to be alarmed about and there is still time to get everything turned in before June 30th.

Mr. Abidde stated that Mr. Hartley was in the office the previous week because there was a problem within the City’s software, Caselle and he wanted to make sure that the trial balance numbers were the same. Mr. Abidde stated that he ran the report again and Mr. Hartley said he would turn it over to Mauldin and Jenkins. Mr. Hartley stated that Mauldin and Jenkins was currently having a training and he would turn the documents over to them the following day. It is Mr. Abidde’s understanding that as of today, the documents still have not been given to Maudlin and Jenkins. Council Member Walden asked what was causing the delay; Mr. Abidde responded that since they worked on the last audit, everything should be able to be done in weeks, but it is all in Mr. Hartley’s hands. City Administrator Bill Osborne explained that the ball is in Rick’s court and there are various reasons we are behind including Mr. Hartley and his wife have had medical issues. Council Member Russom wanted to clarify that Mr. Abidde has provided Mr. Hartley with everything that is needed and he didn’t drop the ball? City Administrator Bill Osborne stated that to the best of his knowledge, Mr. Abidde has submitted everything. Council Member Bracknell asked if we are going to be late again, for the third year in a row. We were not able to get Mr. Hartley on the phone, as planned, for an update.

**Closing Comments**

Hiley Miller- Requested a copy of the corrected minutes from May 3, 2021.

Howard Walden- Would like to commend Chief Lee and his staff in the Police Department forgetting a burglar off of the streets in just a few days. Lt. Hollowood and Officer Parrish were part of this accomplishment and he wanted them to know they were recognized and their work is appreciated.

Mayor Johnson- Would like to commend the Public Works staff for increasing the number of flags this year and displaying them around the City.

**Executive Session, if needed:** This occurred during item 1 in new business.

**Adjournment:** There was a motion to adjourn by Council Member Bracknell, second by Council Member Walden. Vote 5-0. The meeting adjourned at 9:14PM.