

# **SUMMARY**

## **City of Carrollton Mayor and Council Meeting**

### **January 6, 2014**

### **6:00 p.m.**

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**Public Safety Complex, Court/Council Chambers, 115 West Center Street,  
Carrollton, Georgia**

#### **I. CALL TO ORDER**

The Mayor and Council met in regular session on Monday, January 6, 2014 in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Garner called the meeting to order at 6:00 p.m. Members present: Councilmember Gerald Byrd, Councilmember Mandy Maierhofer, Councilmember Mike Patterson, and Councilmember Jim Watters.

#### **II. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Garner.

At this time, Mayor Garner announced that previous Mayor Joe McGinnis was in ICU at Tanner Medical Center and requested that everyone keep the McGinnis family in their prayers.

#### **III. INVOCATION**

Councilmember Byrd offered the invocation.

#### **IV. OATH OF OFFICE (Ward I Councilmember – Gerald Byrd) (Ward II Councilmember – Mike Patterson)**

**Carroll County Probate Judge Betty Cason administered the Oath of Office to Councilmember Patterson and Councilmember Byrd.**

#### **V. MINUTES (November 6, 2013) (November 21, 2013)**

**Motion by Councilmember Maierhofer, seconded by Councilmember Patterson to approve the minutes of the November 6, 2013. (Motion passed 5-0). Motion by Councilmember Maierhofer, seconded by Councilmember Patterson to approve the minutes of the November 21, 2013 meeting. (Motion passed 5-0).**

#### **VI. CITIZEN COMMENTS**

Mr. Brian Stinson, a business owner at 101 Performance Way, spoke in opposition to the City's recent decision to close a portion of the road. Mr. Stinson stated that closing the road would not be in the best interest of his business. In addition, Mr. Stinson referenced a letter concerning the matter which was sent to the City by Mr. Stinson's attorney, David Mecklin. City Manager Coleman advised that the City and Mr. Mecklin will be discussing the matter and can hopefully work something out.

Mr. Jim Uglum, property owner at 338 Maple Street, expressed opposition to the construction of a pizza restaurant next to his home on Maple Street. He advised that he has a list of concerns for the area which is a highly historic district. City Attorney Cade Parian informed Mr. Uglum that a historic designation was never made for Maple Street. Mr. Parian advised that the Georgia Historic Preservation Ordinance states

that citizens can bring forth such a request, and that nothing was found in the City's records which would deny approval of the restaurant.

Ms. Mary Jack Lancaster of 331 Maple Street advised that in 1994 an historic overlay was completed for said property and the matter was brought before the Mayor and Council during that time. Ms. Lancaster stated that Chatt-Flint RDC completed the required process, which included property adjoining her property on Maple Street.

Mr. Tom Carrere expressed appreciation to the City of Carrollton for the beautiful Christmas decorations.

Ms. Jacqueline Dost, Executive Director of Keep Carroll Beautiful, advised that on December 11, 2013 at the Keep Georgia Beautiful luncheon in Atlanta, Keep Carroll Beautiful received an award for waste reduction. Ms. Dost thanked the Mayor and Council for their continued support of Keep Carroll Beautiful.

Ms. Linda Picklesimer advised that Jacqueline Dost was awarded the 2013 Executive Director of the Year award.

## VII. ITEMS OF DISCUSSION

### 1. Property (W. White Street) Donation to the City by Jack Joyner

City Manager Coleman presented to the Mayor and Council for their consideration information regarding an offer from Mr. Jack Joyner to donate 3.68 acres of undeveloped property just off of Rome Street. City Manager Coleman advised that he expressed to Mr. Joyner that in his opinion the City would like to have the property due to its close proximity to the Greenbelt. City Manager Coleman advised that McGinnis Appraisal Services appraised the property at a value of \$70,000. **Motion by Mayor Garner, seconded by Councilmember Watters to accept the donation of 3.68 acres located off Rome Street from Jack Joyner. (Motion passed 5-0).**

### 2. Potential Property Purchase from Lumpkin

City Manager Coleman presented to the Mayor and Council for their consideration a request to purchase 1.1 acres of vacant property located across from the Depot. City Manager Coleman advised that parking at the Depot is a problem during large events, due to the very limited number of parking spaces available. City Manager Coleman advised that the only complaint that he has received regarding the Depot is insufficient parking. City Manager Coleman informed the Mayor and Council that several years ago he had tried to negotiate with the Lumpkin family regarding the 1.1 acres of vacant property that they own located at 430 Bradley Street (across from the Depot) with the anticipation that the property could be used for parking. City Manager Coleman stated that at that time, he could not come to terms because the price was then about \$900,000 and after several attempts and small reductions in price, the negotiations were terminated. City Manager Coleman advised that he has recently been approached by Mr. Ronnie Edwards, the Realtor for the property who now represents Mrs. Lumpkin, and after several negotiation sessions, Mrs. Lumpkin has offered to sell the property to the City for \$400,000. City Manager Coleman informed the Mayor and Council that the price of the property is probably more than the property will appraise, but at the same time, he believes it is at the lowest price the City will be able to obtain. City Manager Coleman advised that the property would provide 82 additional parking spaces for public parking. In addition, City Manager Coleman advised that the property is eligible for purchase utilizing SPLOST funds. City Manager Coleman also advised that if the Mayor and Council approve the purchase of the property, he will ask the County to assist in constructing the parking lot, which will provide substantial cost savings. **Motion by Councilmember Patterson, seconded by Councilmember Watters, to approve purchase of 1.1 acres of property located at 430 Bradley Street (across from the Depot) to utilize as 82 additional parking spaces. (Motion passed 5-0).**

### 3. Neva Lomason / West Georgia Regional Library Presentation

Ms. Roni Tewksbury, Director of the West Georgia Regional Library, made a presentation regarding the status of the library. Ms. Tewksbury discussed the Library's proposed Five-Year Plan and goals for the Library as follows:

- All persons will feel welcome in their interactions with the library.
- All persons will have access to the tools, services, and resources needed to find, evaluate, and use information effectively.
- Children will become excited about reading and will see the library as a fun place.
- Parents and caregivers will have access to the tools and skills needed to grow young readers.
- All persons will have free access to the online world.
- All persons will have the resources they need to explore topics of personal interest and to continue learning throughout their lives.
- All persons will have free access to quality materials in a variety of formats for their entertainment.
- All persons will receive guidance by trained library staff in selection of library materials for their entertainment

Ms. Tewksbury also announced that thanks to the support of the Mayor and Council and City Manager Coleman, the Library is now open on Fridays again. In addition, Ms. Tewksbury expressed appreciation to the Mayor and Council, City Manager Casey Coleman, and Parks Superintendent Kent Johnston for the work in getting the grounds cleaned up.

#### **4. Lake Carroll Dock Area Improvement Project**

Assistant City Manager Tim Grizzard advised the Mayor and Council that the City was awarded a Georgia Recreational Trail grant to pay for portions of the Greenbelt in the area of the Lake Carroll dock and boat ramp. Assistant City Manager Grizzard explained that the grant included money to install 800 feet of Greenbelt trail and to repair, overlay and expand the parking lot and to install 160 feet of 2-rail wooden fencing. Assistant City Manager Grizzard advised that the grant included money to install 800 feet of Greenbelt trail and to repair, overlay and expand the parking lot and to install 160 feet of 2-rail wooden fencing. Assistant City Manager Grizzard informed the Mayor and Council that sealed bids were solicited to perform the work described above. Assistant City Manager Grizzard stated the following: The low bidder for the project was Lewallen Construction Company with a base bid of \$107,107.20. There was an alternate bid for some special paving that was deemed unnecessary. Assistant City Manager Grizzard advised that Lewallen is the contractor who has installed the vast majority of the existing Greenbelt under funding from the Friends of Carrollton Greenbelt. Because this is a grant, the City of Carrollton will be required to match \$52,250 of the funding. \$27,250 of the matching has been provided by Friends of Carrollton Greenbelt, with \$1,000 from Keep Carroll Beautiful, \$500 from Master Gardeners, and \$250 from Maple Leaf Garden Club. The funding that the City has paid toward engineering also counts toward the matching funds leaving a balance for the City to pay of \$15,000. Assistant City Manager Grizzard advised that City Staff requests that the Mayor and Council award the Lake Carroll Dock Area Improvement Project to Lewallen Construction Company in the amount of \$107,107.20. **Motion by Councilmember Maierhofer, seconded by Councilmember Patterson to award the Lake Carroll Dock Area Improvement Project to Lewallen Construction Company in the amount of \$107,107.20. (Motion passed 5-0).**

#### **5. University of West Georgia Stadium Bus Drop Off Project**

Assistant City Manager Grizzard reminded the Mayor and Council that the City of Carrollton Engineering Department has functioned as an agent for the University of West Georgia on a number of construction projects. In addition, Assistant City Manager Grizzard advised that an intergovernmental agreement between the University and the City has allowed the University to encumber funding for their projects beyond the end of their fiscal year and thus allow them to perform additional construction projects without losing the funding back to the state. Assistant City Manager Grizzard also noted that this process allows the University to take advantage of the City's bidding procedures which, while in full compliance with state law, are less cumbersome than those required by the Board of Regents. Assistant City Manager Grizzard noted that the advantage to the City in performing this function is that the City is paid a 5% administrative fee. Furthermore, the City has more flexibility in the selection of contractors and is thus able to use local contractors for many of the projects. This helps the local economy and increases local employment. Assistant City Manager Grizzard advised that the City issued a Request for Proposal (RFP) for the installation of the University of West Georgia Stadium Bus Drop Off Project. This project includes a concrete pad approximately 400 feet in length and 13 ½ feet wide for buses to pull on and drop off students at the stadium. The project further includes approximately 400 feet of 15 feet wide sidewalk with a 2 feet

wide decorative strip separating the bus area from the sidewalk. The RFP bidding procedure was used so that the quality of the contractor's work could be factored into the award process. Assistant City Manager Grizzard stated that proposals were received from four different contractors with detailed results. Assistant City Manager Grizzard explained that a selection committee of three UWG staff members evaluated the proposal based on a number of criteria including price, work experience, quality of work, and company reputation. Assistant City Manager Grizzard stated that the committee selected Lewallen Construction Company at a bid price of \$127,000. Assistant City Manager Grizzard advised that Lewallen is the contractor who has constructed most of the Greenbelt Project under funding from the Friends of Carrollton Greenbelt. Assistant City Manager Grizzard noted that the project will be at no cost to the City and as stated above will include a 5% administrative fee. **Motion by Councilmember Byrd, seconded by Councilmember Maierhofer to award the University of West Georgia Stadium Bus Drop Off Project to Lewallen Construction Company in the amount of \$127,000. (Motion passed 5-0).**

6. **Appointment: Carrollton Parks, Recreation & Cultural Arts Commission (1)**  
**Motion by Mayor Garner, seconded by Councilmember Maierhofer to appoint Glen McGinnis to a term on the Carrollton Parks, Recreation and Cultural Arts Commission. (term expires 10/01/17). (Motion passed 5-0).**

7. **Appointment: Planning Commission (3)**  
**Motion by Mayor Garner, seconded by Councilmember Maierhofer to reappoint Kenny Bryant, Casey Vance, and Joe Neal to additional terms on the Planning Commission. (terms expire 12/31/16). (Motion passed 5-0).**

8. **Appointment: Redevelopment Authority (3)**  
**Motion by Mayor Garner, seconded by Councilmember Maierhofer to reappoint Jonathan Coker to an additional term on the Redevelopment Authority. (term expires 12/31/16). (Motion passed 5-0).**

9. **Appointment: Main Street Board Appointments (3)**  
**Motion by Mayor Garner, seconded by Councilmember Maierhofer to reappoint April Harris and Dustin Hightower to additional terms on the Main Street Board and to appoint Kevin Cain to a new term. (terms expire 12/31/16). (Motion passed 5-0).**

## **VIII. MAYOR AND COUNCIL ANNOUNCEMENTS**

Mayor Garner thanked Main Street Director Phoebe Ericson for the great job she is doing with the Main Street Program.

Councilmember Byrd thanked Charles Griffin, Executive Director for the Carrollton Housing Authority, for the new playgrounds which were recently installed. In addition, Councilmember Byrd also thanked City Staff for their assistance in having a Santa in the neighborhoods during the Christmas season and expressed appreciation for all of the assistance he received for the Scared Straight Program. Councilmember Byrd also stated that he is very thankful for the "Little Free Library" which was installed at the Catherine Hardy Lavender Recreation Center and he expressed appreciation to Mr. Jim Porter and Library Director Roni Tewksbury, and other City Staff for their assistance in making it possible. Councilmember Byrd also requested a proclamation in honor of the late Nelson Mandela to be presented at the next Meeting of the Mayor and Council.

Councilmember Patterson expressed appreciation to those employees who are out working in the extremely cold weather.

Councilmember Jim Watters apologized to Brian Stinson for the issues at Performance Way and advised that he hopes that everything works out with the situation.

## **IX. CITY MANAGER ANNOUNCEMENTS**

There were none.

## **X. ADJOURN**

There being no further business to discuss, the meeting adjourned at 7:18 p.m.

The Agenda for Mayor and Council Meetings is available for review in the City Manager's Office, 315 Bradley Street, Carrollton, Georgia and the City's website, [www.carrollton-ga.gov](http://www.carrollton-ga.gov) after 4:00 p.m. on the Friday prior to Council Meeting. The City complies with the Americans with Disabilities Act (ADA). If you will need special assistance at this meeting, the City will try to accommodate you in every reasonable manner. Please call (770) 830-2000 from 8:30 a.m. to 5:00 p.m. Monday through Friday at least 48 hours prior to the meeting. A summary of Agenda items acted upon is available within 48 hours of the meeting at the address and website listed above. Minutes to any previous meeting (once adopted) are available upon request or available at the website listed above.