

**CITY COUNCIL MEETING**  
**December 6, 2021**  
**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**

**Approval of Minutes:**

November 1, 2021 Regular Council Meeting: There was a motion to approve by Council Member Walden, second by Council Member Bracknell. Vote 5-0.

November 15, 2021 Special Called Meeting: There was a motion to approve by Council Member Walden, second by Council Member Bracknell. Vote 5-0.

**Public Comments:**

Tony Crook- 74 Country Place. He spoke about the 27 acres across from Janus. He said he has been talking to people about this property before it was annexed into the City. He wanted to know if there was going to be a barrier or something put up on the property to shield them and to protect the people that live there. He was told by someone in community development that they didn't want to waste taxpayers' money doing that. He stated that his back yard is right up on the property line, and his property is on one side of it. This development will be right in his backyard and he welcomed anyone to come by and see the property. He also mentioned the truck parking lot where there are four big lights that shine into his windows, he stated there is no consideration for the people that live in the neighborhood. They hope they put something up as a barrier to get some relief from the noise and construction.

Virginia Bryan- 95 Country Place. She stated that there needs to be a delineation between industrial and residential areas, as far as traffic, pollution, noise, etc. She has concerns for the people that live in the neighborhood and said at some point you have to draw a line between where people can live and do business. There has to be a division for quality of life. We need a barrier.

Citizen (name & address not given) - Stated he is concerned that the City of Temple has laws and codes in place and this company already wants to change the rules and reduce the buffer. He is very concerned about this and this does not give the citizens a lot of confidence that they are going to do the right thing. He asked them to remember that there are people and families living here. He would like to see the buffer enlarged and improved so that it does not affect the people that live in the area.

## **Announcements:**

Mayor Michael Johnson announced that he is creating an interior design committee for the City Hall project. It will include: Lisa Jacobson, Bill Osborne, Mayor Johnson, Richard Bracknell, Hiley Miller, Donna Johnson and Linda Walden.

## **NEW BUSINESS**

1. Recognize and honor City Councilmember Terron Bivins for her years of service to the City of Temple, including as a City Council member for two four-year terms: 2010 – 2013 and 2018 – 2021; presentations from the Mayor and other members of the City Council

Mayor Johnson read a proclamation to honor and recognize Council Member Bivins. She was also given a plaque to show appreciation for her service.

2. Hold a public hearing and then consider taking action on the request for the preliminary plat approval of 140 townhomes, being in Azalea Hills Phase 3 south of Venable Road on 23.4 acres located in Land Lot 115 District 6 Parcel T02 0110044, which is zoned R-6 (Single-Family Attached and Multi-Family Residential). Application by Abdel-Mahdi Al-Husseini

Mayor Johnson opened the public hearing. When asked if anyone was present to speak for this request, engineer Howard Ray was present to speak on behalf of the property owner. He stated that the property was zoned R-6 in January 2000. Howard Ray and Abdel-Mahdi-Al-husseni have agreed to meet all of the codes and requirements for the development. They met with City Administrator Bill Osborne, Mayor Johnson, and Council Member Howard Walden last week and offered up four conditions. The code requires the entire frontage of Venable to have curb, gutters and sidewalks, if those were to be waived, they wanted to reduce the 150 feet decel lane requirement to 50 feet to allow access to a bus stop stop. In lieu of doing that they proposed to pay a fee of \$34,000 to the City to use for off site road improvements and other things. The developer has agreed to build a bus stop shelter near the entrance with a minimum size of 12 X12. The HOA would be established and would maintain this project; they would dedicate the right of way along Venable up to Centerpoint at a 20 foot width, and grant an additional 25 feet of draining and construction easement. There would be an off sight improvement fee of \$1,000 per unit to be collected at the time each building permit is issued for the 140 units.

Mayor Johnson asked if there was anyone to speak against this request:

Danny Cunningham- 49 Venable Rd. He stated he is in opposition to this project. He understands that the developer is within his rights with the R6 zoning. He would like to improve his neighborhood, but said this is regress, not progress. He mentioned a study he did on 911 calls, and the rate of calls is 25% higher with townhomes, vs. single home dwellings. He thinks this will decrease the quality of life. He stated it is also his right to carry on agriculture across the road so sometimes there will be noises and smells. He would like the developer to consider single family dwellings that are a higher quality than what has already been built in the neighborhood.

Citizen from 25 Venable Rd. (did not state name) He said he still has questions about the traffic study that stated there was 1,250 vehicles a day on a Thursday. The road is only 25 feet wide. There will be at least an additional 280 cars on the road. There needs to be something done with the road.

Citizen from 109 Glendale Blvd./Azalea Hills (did not state his name) He stated that during construction in Azalea Hills there have been trucks coming in the neighborhood during all hours of the day. There is already an issue with water pressure. There is going to be additional noise and traffic and other problems.

Mayor Johnson Closed the Public Hearing.

There was a brief discussion amongst the council members. Council Member Walden stated that they inherited this zoning which was done 20 years ago. He stated they don't really have a choice because what is being presented meets all of the necessary codes.

Council Member Walden made a motion to approve this request with the stipulations that Turnipseed Engineered offered and to add the four stipulations to be included with and documented on the final plat, second by Council Member Wallace. Vote 4-1. Council Member Bivins was opposed.

3. Hold a public hearing and then consider taking action on three variance requests for the 27.33-acre tract on East Luke Road in Land Lots 117/118 District 6 Parcel T04 0060709, which is zoned IL (Light Industrial), with said variance requests being to reduce the impervious stream buffer to 25 feet, to allow for no curb /gutter/sidewalk requirements, and to allow for no deceleration lane requirements.  
Application by Euphoric Development V, LLC

Mayor Johnson opened the public hearing. He asked if there was anyone present to speak for this request. He asked if there was anyone present to speak for this request. A representative from Euphoric Development explained are asking for these variances before there is an existing creek that drops off pretty heavily. He stated there are currently not any decel lanes on existing. He said that someone had concerns of them lessening the buffer, but it's not the zoning buffers that will be reduced, it would be the stream buffers. He said there is currently a natural buffer between the residential and industrial area and that they will plant that area. He said typically trees come after construction.

4. Hold a public hearing and then consider taking action on the proposed Development Plan for the 27.33- acre tract on East Luke Road in Land Lots 117/118 District 6 Parcel T04 0060709, which is zoned IL (Light Industrial). Application by Euphoric Development V, LLC

Mayor Johnson opened the public hearing. Mayor Johnson asked if anyone was present to speak for or against this request. There were three different variance requests by Euphoric Development LLC. There were several members of the surrounding neighborhood present at the meeting. Mr. Skur (sp?) stated he felt like this was a critical point and the plan needs to be amended to be some kind of berm/buffer to help the residents during the construction phase, anything to have less impact on the residents. Council Member Bracknell stated that anything they could do to create a buffer zone as soon as possible would get the company a lot of brownie points. There are all kinds of things you can do related to the code, but the good neighbor thing is to get the buffer in quickly. City Attorney Carey Pilgrim stated that you can't have any requirements that go beyond the code. The public hearing was closed.

It was decided to vote on the three variance requests separately.

There was a motion by Council Member Miller to accept the requested variance of reducing the impervious stream buffer to 25 feet, second by Council Member Bracknell. Vote 5-0.

There was a motion by Council Member Miller to deny the variance request of no curb and gutter and sidewalks, second by Council Member Bracknell. Vote 5-0.

There was a motion by Council Member Miller to deny the request for no deceleration lane, second by Council Member Bracknell. Vote 5-0.

5. Hold a public hearing and then consider taking action on the rezoning request for the 1.31-acre tract at 483 and 491 Sage Street, which currently is zoned R-2 (Single-Family Detached Residential) and which is proposed to be zoned G (Government) because this tract now is part of the campus of Temple High School. Application by the City of Temple

Mayor Johnson opened the public hearing. There was no one present to speak for or against this request. The public hearing was closed. There was a motion by Council Member Bracknell to approve the request to rezone the properties at 483 and 491 Sage Street to R-2 Government, second by Council Member Bivins. Vote 5-0.

6. Hold a public hearing and then consider taking action on two variance requests for the 7.81-acre tract at 395 Villa Rosa Road in Land Lot 139 District 6 Parcel TO 40060054, which is zoned R-6 (Single-Family Attached and Multi-Family Residential), with said variance requests being: (a) to reduce the building's required side and rear setbacks down to 20' for a proposed new storage building, and (b) to approve a drainage easement for a proposed new storage building. Application by Westshire Townhomes, LLC

Mayor Johnson opened the public hearing. Assistant City Administrator Lisa Jacobson explained that back in April the Council approved building for amenities on this property. They are going to get some testing and surveys done to see if they can proceed. They want to see if the requested variances can be done over the drainage easement. Council Member Bracknell asked if we are giving an easement over the drainage easement? Casey Russom, Planning Commission Member, was present at the meeting. He explained that at the planning commission meeting, it was his understanding that it was related to the creek side, and that there is more than enough buffer there. He said part of the sewer drain off, they are looking at on their own. Council Member Bracknell stated that he wanted a better understanding of this request, and for a representative to be present to further explain and answer any questions. There was a motion by Council Member Bracknell to table this item so that they could have a better understanding of this request, second by Council Member Wallace. Vote 5-0.

7. Report on the November 29 meeting at City Hall of the Mayor, City Administrator, and Assistant City Administrator with Karen Handel, new President and CEO of Carroll Tomorrow and the Carroll County Chamber of Commerce, with a focus on future economic growth and development in the Temple area, including south of the Interstate 20 - Georgia Highway 113 interchange

City Administrator Bill Osborne stated that the City of Temple needs to be a player in this. He said we are not asking the Council to take any action at this time. He said there are possibilities of industrial growth with this initiative and we could look at being a bronze or silver member. He said in a month or so, this will be presented again and the Council can decide what they want to do. Mayor Johnson added that when he became Mayor the Chamber initiated contact with him and the communication was very good. When Ms. Handel took over, he thinks the communication has improved even more and he encourages support of this program.

8. Consecutive reports on the proposed City of Temple 2022 Fiscal Year General Fund Operating Budget and Water Fund Operating Budget, including several proposed changes in these annual operating budgets since the first public hearing on each operating budget was held on November 15

City Administrator Bill Osborne distributed a memo about this to the elected officials. He explained that the first public hearing occurred on November 15<sup>th</sup> and the second one will take place tonight. These are balanced budgets. We are asking you to approve two new positions: Community Development Technician and Public Works Crew Chief. The operating budgets are pretty conservative.

9. Hold the second public hearings on the proposed 2022 Fiscal Year City of Temple General Fund Operating Budget and Water Fund Operating Budget, with questions and comments from Temple residents

Mayor Johnson opened the public hearing. Council Member Bivins asked if the Community Development position was required to have a degree. The answer was no. There were no further questions or comments. The public hearing was closed.

10. Discussion among the City of Temple's elected officials pertaining to the General Fund and the Water Fund proposed operating budgets for the 2022 Fiscal Year.

City Administrator Bill Osborne stated that there were some minor modifications to the budget, but that Finance Director Ken Abidde, didn't think there were any changes. He stated one option is to say that you need additional information and to have a Special Called Meeting to finalize and vote on the budget. The other option is to adopt it before the end of the year and you can amend later, as needed. There was no further discussion.

11. Approve an Ordinance to adopt the City of Temple's 2022 Fiscal Year General Fund Operating Budget

There was a motion by Council Member Bracknell to approve an ordinance to adopt the City of Temple's 2022 Fiscal Operating Budget, second by Council Member Walden. Vote 5-0.

12. Approve an Ordinance to adopt the City of Temple's 2022 Fiscal Year Water Fund Operating Budget

There was a motion by Council Member Bracknell to approve an ordinance to adopt the City of Temple's 2022 Fiscal Year Water Fund Operating Budget, second by Council Member Walden. Vote 5-0.

13. In accordance with the requirements of the Georgia Environmental Finance Authority (GEFA) and in response to the City of Temple's solicitation for technical assistance with its low interest loan application, select the consulting engineering firm of Keck & Wood to provide this technical assistance

City Administrator Bill Osborne explained that even if the City doesn't do anything with GEFA we do have to take action. We did the required advertising and Keck and Wood was the only company to submit an application. There was a motion by Council Member Bracknell to select Keck and Wood to provide technical assistance with the GEFA loan application, second by Council Member Miller. Vote 5-0.

14. Selection of the firm of Turnipseed Engineers to provide various engineering services to the City of Temple in calendar 2022, with specific services to be approved by the City Council during the year

There was a motion by Council Member Bracknell to select Turnipseed Engineers to be our engineering services for the City of Temple (everything new should go to them), with specific services to be approved by the City Council during the year, second by Council Member Bivins. Vote 5-0.

15. Updated status report on several public works issues in the Lakeshore residential subdivision

City Attorney Carey Pilgrim stated that there has been a small development. He said he thinks we are in general agreement with what was discussed in an executive session; more information should be coming in January.

16. Approve the issuance of a Notice to Proceed to Willow Construction for the purchase and installation of the new Grit System equipment at the City of Temple's Sewer Treatment Plant  
There was a motion by Council Member Bracknell to approve the issuance of a Notice to Proceed to Willow Construction for the purchase and installation of the new Grit System equipment, second by Council Member Bivins. Vote 5-0.

17. Authorize the City of Temple to enter an American Rescue Plan Act (ARPA) Subrecipient Intergovernmental Agreement with the Carroll County Board of Commissioners  
There was a motion by Council Member Bracknell to authorize the City of Temple to enter an ARPA subrecipient intergovernmental agreement with the Carroll County Board of Commissioners, second by Council Member Bivins. Vote 5-0.

18. Authorize change orders in the City Hall Expansion Project with Prime Construction: replacement of the HVAC condenser (\$13,599.07), installation of new flooring in the existing offices (\$18,711.64), and a data jack installation in the conference room (\$874.00), being a total cost of \$33,184.71...Lisa Jacobson  
There was a motion by Council Member Bracknell to authorize change orders in the City Hall expansion project with Prime Construction: : replacement of the HVAC condenser (\$13,599.07), installation of new flooring in the existing offices (\$18,711.64), and a data jack installation in the conference room (\$874.00), being a total cost of \$33,184.71, second by Council Member Bivins. Vote 5-0.

19. Approve the purchase of a NAS server from VC3 for the Police Department in the amount of \$13,157.38, with funds from the 2022 Capital Fund Budget designated for the Police Department  
There was a motion by Council Member Bracknell to approve the purchase of a NAS server from VC3 for the Police Department, in the amount of \$13,157.38, second by Council Member Bivins. Vote 5-0.

20. Establish the job title of Community Development Technician, adopt a description for this new position, create one job slot for this position in the 2022 General Fund Operating budget, and authorize one City of Temple employee to be classified as a Community Development Technician  
Council Member Walden asked if we are advertising this position and stated it is going to be a demanding position; we need someone that is dedicated and maybe we can find someone with experience if we advertise. It was stated by the Assistant City Administrator that we have to advertise the position for three days and then we can pull it. There was a motion by Council Member Bracknell to establish the job title of Community Development Technician, adopt the job description, create one slot for this position in the 2022 General Operating Fund budget and authorize one City of Temple employee to be classified as a Community Development Technician, second by Council member Bivins. Vote 5-0.

21. Establish one additional job slot in the position of Public Works Operator and include funds for this position in the 2022 General Fund Operating Budget  
There was discussion and questions about whether or not we were hiring an "operator", "technician", or "crew chief". Public Works Director Hal Burch clarified that he wanted to advertise for "Crew Chief". He said that all of his guys are currently qualified as "operators", but classified as the lower level "technicians." There was a motion by Council Member Bracknell to advertise for a Public Works Crew Chief, second by Council Member Bivins including to make sure to update the operating budget for this salary. Vote 5-0.

22. Staff report on the new Federal Low Income Household Water Assistance Program (LIHWAP)

Assistant City Administrator Lisa Jacobson explained that the City is already sending information about this program to water customers. The agreement for this program is being presented. There was a motion by Council Member Bivins to approve the agreement with this program, second by Council Member Walden. Vote 5-0.

23. Decide the dates for the January 2022 regular voting meeting of the City Council and for the series of committee meetings preceding the City Council's January regular meeting, possibly including a Special Called Meeting

There was a motion by Council Member Bracknell to have a Special Called Meeting on January 3, 2022 at 6:30PM and have the Department Chairs have anything they want the Council to consider ready at that time, and to have the Regular City Council Meeting on January 10<sup>th</sup>, second by Council Member Miller. Vote 5-0.

**Executive Session, if needed- N/A**

**Closing Comments:**

**Howard Walden-** It was a pleasure working with Council Member Bivins.

**Richard Bracknell-** It was fun working with Council Member Bivins. At Thanksgiving they delivered 183 meals, had 95 meals picked up and 42 people dined at the Senior Center. 320 meals total were served. He thanked everyone that helped.

**Mayor Johnson-** He stated that The Christmas parade and Festival was a joyous occasion and well attend. He gave thanks to the Special Events Committee and all of the churches, clubs and organizations that gave of their time, and the food and activities that they offered, all at no charge to our community. He gave special recognition to the Recreation Department for their float in the parade and all of the Council members who attended.

**Adjournment-** There was a motion to adjourn by Council Member Bivins, second by Council Member Walden. Vote 5-0. The meeting adjourned at 8:40PM