

**AGENDA
MARCH 17, 2008
CITY OF SENOIA
CITY COUNCIL MEETING
7:00 PM**

PRESENT: Brian Hendry, Bill Wood, Randy Padgett, John Chappell, Stephanie Grover, Judy Belisle, Debbie Graham, Mark McCammon, Pat Hembree, Charlie Edwards, Jim & Melinda Garver, Sam, Suzanne & Makayla Helfman, Bill Roy, Leslie Neville, Mo Ridenhour, Martha Barksdale, Donna Black, Chad Floyd, Tom Hardy, John Thompson, Chief Bennett, Sarah Campbell, Jeff Fisher, Mary Provost, Susie Harrison, Scott Tigchelaar, Carrie Bowden and Bob Werner.

**COUNCIL PRESENT: Belisle, Grover, Harrison & Owens
COUNCIL ABSENT: Graham**

1. CALL TO ORDER/WELCOME VISITORS

Mayor Belisle called the meeting to order and welcomed all.

C. Harrison made motion to amend the agenda for the additions of **#3-J/Change order in F/S renovations, #4-J/Parking issue on Seavy Street and Executive Session** for acquisition of real estate. This motion was 2nd by C. Owens and carried unanimously.

**2. APPROVAL OF FEBRUARY 7, 2008 CALLED COUNCIL MEETING-Postpone
APPROVAL OF MARCH 1, 2008 COUNCIL RETREAT MINUTES**

C. Grover made motion to approve the March 1, 2008 Retreat minutes as presented & was 2nd by C. Owens. Motion carried unanimously.

APPROVAL OF MARCH 3, 2008 CDBG PUBLIC HEARING MINUTES

C. Owens made motion to approve the March CDBG minutes as presented & was 2nd by C. Grover. Motion carried unanimously.

APPROVAL OF MARCH 3, 2008 GC ZONING PUBLIC HEARING MINUTES

C. Grover made motion to approve the GC minutes as presented & was 2nd by C. Owens. Motion carried unanimously.

APPROVAL OF MARCH 3, 2008 CITY COUNCIL MINUTES

C. Owens made motion to approve the March 3, 2008 City Council minutes as presented & was 2nd by C. Harrison. Motion carried unanimously.

3. ADMINISTRATIVE/FISCAL MATTERS

A. Personnel Policy Change-Comp and Overtime Pay

Mr. Ferry stated in seeking clarity on the comp time issue at the retreat, it was made clear that all comp time accrual will cease and that current comp time should be used up by April 2009. Along with this change recommendation is being made to allow for overtime for hourly employees who are called in to work an emergency or special event following a Holiday. Mayor Belisle asked if this was a legal move & was told by City Attorney Andrew Whalen that it was legal. After short discussion, Mayor Belisle made motion to approve the elimination of comp time and to approve overtime for hourly workers who's OT occurs during a recognized Holiday pay period. This motion was 2nd by C. Harrison and carried unanimously.

B. Water Plant Personnel and Contractual Changes

Mr. Ferry explained that the City has wanted to take over the maintenance and operation of the water plant for sometime and now have the staff capable of running the plant in house. The contract with J & T Environmental Services will be changed to reflect only preparation of State mandatory reporting and permitting, monitoring as it pertains to rules and regulations set forth by EPD, as well as assisting the City with compliance with the O & M manual and submission of a monthly summary report recommending any changes warranted. Mr. Ferry stated that this will result in a cost savings of approximately \$30,000 annually. C. Owens made motion to approve the contractual changes for the water plant operation and maintenance as presented & was 2nd by C. Harrison. Motion carried unanimously. Mayor Belisle thanked Mr. Ferry and Public Works Director Randy Padgett for all their work to make this happen.

C. Back Scanning-Identify Scope of Work for RFP's

Mayor Belisle suggested along with the back scanning of approximately 535,000 documents and in pursuit of the elimination of paper, to include the purchase of laptops for full Council so that all information can be viewed electronically. Mr. Ferry stated that the laptops can be priced separately and will look in to their cost. C. Owens made motion to approve the creation of a bid document for back scanning of City Hall documents & was 2nd by C. Grover. Motion carried unanimously. Mr. Ferry will prepare the RFP for back scanning and acquire information on the laptops.

D. Appointment to Senoia Housing Authority Board

Mayor Belisle made motion to appoint Melinda Garver to the Senoia Housing Authority Board & was 2nd by C. Harrison. Motion carried unanimously.

E. Ordinance No. 08-01 Rezone 22.432 Acres to GC-GA 16 @ GA 85/74

Mayor Belisle made motion to approve the 1st read on Ordinance No. 08-01 to rezone 22.432 acres to GC & was 2nd by C. Owens. Motion carried unanimously.

F. Twin Lakes Development Amendment to Agreement

Mr. Ferry informed all that the developer has been trying to get approval from CSX for a grade crossing between Rockaway Road and Stallings. This approval has not been granted and therefore, the original Agreement between Twin Lakes Subdivision and the City will need amended to include reference to the grade crossing within the project be removed, the developer will reimburse the City full cost plus 5% interest per year for a greenway (asphalt multi-use path) from Heritage Pointe to Eddie Couch Bridge, greenway to include draining, hauling, grading, erosion, materials, a 100' span pedestrian bridge and storm pipes, full payment will be made when ground is broken on Unit 2 of project, grading will include all ditch lines for easier mowing and the City will secure all easements necessary. C. Grover made motion to approve the amendments to Twin Lakes Development Agreement as presented & was 2nd by C. Owens. Motion carried unanimously. Mr. Ferry referred to Resolution 08-05 that states not only will the greenway occur but the money when paid will be directed to multi-purpose fields at the Leroy Johnson Park. Mayor Belisle made motion to approve Resolution No. 08-05 & was 2nd by C. Grover. Motion carried unanimously.

G. Preliminary Annexation Application-36.916 Acres-GA Hwy 85

Tom Hardy of Omni Consulting addressed Council on behalf of the applicant with the site plan for the property in the event the annexation is approved. Intended on the approximate 37 acres would be a residential component in the rear with roughly 4.5 acres of commercial up front. Mr. Ferry reminded all that action on the application is solely approving the submittal of the application to the County. Mr. Ferry then read conditions included in the annexation resolution (Incl. & made part of minutes), asking that the 20'

easements referred to that is needed for public water along GA Hwy 85 occur on private property. Mayor Belisle would also like as part of conditions that upon the completion of the annexation, the site plan is to be completed within 12 months, construction drawings are to be submitted within 18 months and a building permit is pulled within 2 years. Failure to comply with conditions set forth will result in the commercial zoning resorting back to residential zoning and wants it understood that the developer won't oppose the additional conditions if the timeline isn't met. Mayor Belisle commented that he would like to see the front OI rather than commercial and asks to have the front portion changed to OI zoning, to include Overlay District landscaping and architecture. Mr. Hardy will take the conditions to the developer and feels that he will agree to these terms. C. Owens made motion to approve the application for Annexation of 36.916 acres on Hwy. 85 w/ discussed changes and additions including OI zoning & was 2nd by C. Harrison. Motion carried unanimously.

H. Preliminary Annexation Application-15 Acres-GA Hwy 85-Withdrawn

I. Bid Submittals for Merrimac Lakes Building Rehabilitation

Mayor Belisle made motion to award the building renovation at Merrimac Lake to low bidder A-Barrow Construction at a bid of \$78,500. This motion was 2nd by C. Grover and carried unanimously.

J. Change Order in F/S Building Renovations

C. Owens made motion to approve the additional spending of \$11,280 for the Konecto commercial grade no-wax vinyl flooring & was 2nd by Mayor Belisle. Motion carried unanimously.

4. NEW BUSINESS

A. Newberry Subdivision-Development Agreement

C. Owens made motion to approve the Development Agreement between Newberry Subdivision and the City as presented & was 2nd by C. Grover. Motion carried unanimously.

B. Preliminary Plat-Newberry Subdivision

C. Grover made motion to approve the preliminary plat as presented for Newberry Subdivision & was 2nd by C. Owens. Motion carried unanimously.

C. Reese Development Agreement-Postpone to April 7th

D. 1st Read-Annexation and Zoning/Reese Development-Postpone to April 7th

E. COA for 140 Bridge Street-Accessory Structure

Mayor Belisle made motion to approve the accessory structure at 140 Bridge as presented & was 2nd by C. Owens. Motion carried unanimously.

F. Subdivision of Main Street Property-Historic Development Ventures

Mayor Belisle made motion to approve the subdivision of 9 Main Street as presented & was 2nd by C. Harrison. Motion carried unanimously.

G. North/South Trail Bid

Mayor Belisle made motion to approve the creation and release of a bid document for the construction of the North/South trail off of Rockaway. Motion was 2nd by C. Owens and carried unanimously.

H. Morgan-Amey Street Road Closing for Sewer Line Connection

Without knowing if a bore is possible at this location, Mayor Belisle made motion to postpone action on the street closing for sewer line connection until this information is available & was 2nd by C. Grover. Motion carried unanimously.

I. Senoia City Wide Clean Up-Bob Werner/Code Enforcement Officer

Bob Werner informed all that the City wide clean up will be held on Saturday April 26th from 8:00 to 4:00 on Andrews Parkway. Co-Chair Sam Helfman will be heading up the street clean up and stated that volunteers are needed for both events. Volunteers can meet Mr. Helfman at the Coffee Company at 8:00 am or Mr. Werner on Andrews Parkway.

J. Parking on Seavy Street

Mayor Belisle stated that the parking on Seavy Street at Main to Pylant has become dangerous as cars are parking on both sides allowing just one lane access. Visibility has also become an issue from both ends and the streets that feed into this area. After short discussion, Mayor Belisle made motion to approve a “No Parking” zone on Seavy from Main to Pylant Street on either side of the street except for special events. This motion was 2nd by C. Harrison and carried unanimously.

5. OLD BUSINESS

A. McDonald’s Parade-Carrie Bowden

Ms. Bowden informed all of the intended route and detours planned for the upcoming parade scheduled for 30 minutes on Saturday March 29th on Highway 16 to the McDonald’s. The detours will be in effect for 1 ½ hours. Off duty officers will be used and paid for by the local McDonald’s and the corporation will be using traffic managers for distribution and maintenance of said signs during road closings. Mr. Ferry indicated that GADOT has approved all plans

6. APPEARANCES FROM THE FLOOR-None

7. ANNOUNCEMENTS

- Memorial Day Parade Monday, May 26, 2008 @ 2:00 PM w/Fireworks**
- Senoia City Wide Clean Up Saturday, April 26, 2008-8:00 to 4:00 PM**
- Mayor Belisle then read a letter from a resident commending members of our Police force and Code Enforcement for their response time and compassion during a recent 911 call to his residence with the passing of his spouse. Mayor Belisle publicly thanked all involved.

8. EXECUTIVE SESSION O.C.G.A. §50-14-3 (4) ACQUISITION OF REAL ESTATE

Mayor Belisle made motion to enter Executive Session to discuss acquisition of real estate & was 2nd by C. Owens. To approve motion: Belisle, Grover, Harrison & Owens
 Mayor Belisle made motion to return to regular session & was 2nd by C. Grover. To approve motion: Belisle, Grover, Harrison & Owens.

Following closed session discussion of the need for property for public purposes, Mayor Belisle made motion to instruct Mr. Ferry to offer the owner of a particular piece of property the appraised value of \$71,000 with instruction to respond within 30 days. This motion was 2nd by C. Owens and carried unanimously.

8. ADJOURN

Mayor Belisle made motion to adjourn the March 17, 2008 City Council meeting & was 2nd by C. Grover. Motion carried unanimously.

Robert K. Belisle, Mayor

Debra J. Volk, City Clerk