

**FEBRUARY 11, 2016  
CITY OF SENOIA  
CALLED COUNCIL MEETING  
505 HOWARD ROAD  
6:00 PM**

**VISITORS: John Thompson, Don Rehman, Mike Rimi, Christopher Poje, Vanessa Fleichsh, John Rorie and Kyle Hood**

**FULL COUNCIL PRESENT**

**1. CALL TO ORDER/WELCOME VISITORS**

Mayor Owens called the meeting to order and all stood for the Pledge of Allegiance. Mayor Owens then declared this to be an open meeting duly convened under the Open Meetings Law after receiving confirmation from the City Clerk that all legal requirements have been met.

**1. PURPOSE OF CALLED MEETING**

**A. Discussion of Future Sewer Plans for the City**

Mr. Ferry began by explaining that the City has a permit to discharge .499 MGD of treated sewerage and current sewer use is based upon the EDU (equivalent dwelling unit) of 3,800 gallons with the 2015 breakdown consisting of 365 EDU for Industrial, 187 EDU for Commercial and 1,631 for Residential. Included in this report is the approved and proposed developments thru 2025 which indicates 1064 additional residential customers and an increase of 70% and when buildout is completed, the City will be at 85% capacity. Chris Poje of GBT Engineers was asked to submit a proposal for improvements to our sewerage system to include a wastewater plant and cost. Mr. Poje noted that when a cost for construction was done 5-years ago the estimate was 6.5 million. Today's estimated project cost for the 1 million gallon plant is \$11,150,000 with a completion date of 2020. Mr. Poje added that the City will be at 125% or more when the projected build out is complete. Then reviewed were methods of payment to include financing thru GEFA, Federally funded CWSRF (Clean Water State Revolving Fund), available grants and/or the bond market. Mr. Ferry stated that tying our current debt to the above could also lower our interest rate and added that future annexations nor Newberry Subdivision are included in the development schedule. It was also mentioned that new industry involving the Development Authority was not included as a consideration either as most are looking for "building ready" or an industrial park w/infrastructure which we don't have. C. Eichorst asked if these are anticipated dates for anticipated growth & was told by Mr. Ferry that the numbers are from the development schedule which has already been approved. Mr. Poje projects an additional \$16 a month in debt service per resident-per month. Mr. Ferry stated that after funning the numbers on the 1,064 residential units the capital recovery fees amount to an estimated 4 million and we can spread the cost over the life of the project. **Don Rehman of Heritage Pointe** asked if we are planning to build new, upgrading or is our current plant obsolete. Mr. Ferry stated that we currently use land application systems (LAS) which will be removed once a new plant is built. Hypothetically, Mr. Rehman asked if the City was to stop all annexations except for emergencies and if new residents were at a minimum, will we have

enough revenues to survive without upgrading & was told by Mr. Ferry “yes”. Mr. Rehman then suggested raising the millage rate to tuck away for future projects as not to drive costs up for the residents.

**2. ADJOURN**

Mayor Owens made motion to adjourn the February 11, 2016 Called Council meeting & was 2<sup>nd</sup> by C. Eichorst. Motion carried unanimously.

Respectfully submitted,

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Larry M. Owens, Mayor

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Debra J. Volk, City Clerk