

**AUGUST 1, 2016
CITY OF SENOIA
MEETING OF MAYOR AND COUNCIL
505 HOWARD ROAD
7:00 PM**

VISITORS: Fred Myers, T. Dwayne Williams, Ken Etzell, Don Rehman, Kim & Jim Hamilton, Harry & Fernando Ramos, Christine Chafardon, Chris & David Currie, Joe & Sheilda Hayes, John Thompson, Jeff & Ruth Cantor, Bill Tyre, Michael Rimi, Donna Black, Phil Downey, Linda Hagler, Linda Loomis, Jim & Maureen Schuyler, David Currie, Karen Allen, Pat Eichorst, Torie Allen, Todd Ortsheid, Frank Zeidler, Mary Provost, Joe Cook, Leigh & Don Trisler, Jim Renwick, John Barrow and Harvell Walker.

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.

2. PUBLIC HEARING-Proposed Property Tax Increase

A. Comments from City Administrator

After reviewing the projections using both the 2016 rollback rate of 5.594 and last year's millage rate of 5.88, Mr. Ferry is recommending maintaining a millage rate of 5.88 which will allow the City to improve its cash flow and result in an increase of projected revenues. Mr. Ferry added that under the rollback rate the City would collect revenues of approximately \$39,611 over the current budget and with the proposed 5.88 it will collect \$81,505 over budget. With 3 unfunded projects that weren't in the current budget, \$462,000 to date has been used from the reserve fund and adopting the 5.88 would help the cash flow, allow maintenance work in the future and insure all funds are available in SPLOST for the Pylant Street Project.

B. Comments from Public

Don Rehman of Heritage Pointe asked if we are also setting the fire tax and fire bond rate when the millage is set and was told those are determined by the County. Mr. Rehman then asked if any of the fire tax or fire bond revenues are returned to the City as property taxes are and was told no; those collections are both to provide services. **Dwayne Williams of Autumn Creek** stated that Senoia has the best fire rating and one of the best police departments in the State but is concerned that his bill has escalated 26% over the past 10 years and wonders if any of the new construction factors into the current Digest. Mr. Ferry stated that none of the construction underway has made it to the digest yet as it takes about 1-1/2 for any of the new construction to show, adding that eventually the Digest will rise but it does take time. **Karen Allen of Seavy Street** would like the information projected emailed to her as it is hard to view from the back of the room and stated that raising taxes is going to be hard on those with fixed incomes. Harry Ramos of Morningside asked what the average increase in taxes is going to be & was told on a \$200,000 home it would be an estimated \$23.00 increase.

C. Comments from Council

Mayor Owens thanked Mr. Ferry for the presentation and hard work put forth.

3. PUBLIC HEARING-Proposed Annexation of 38.24 AC w/Frontage on Stallings Road

A. Comments from Applicant

Dustin Shaw is asking Council to approve his application for the annexation of 38.24 Acres on Stallings Road for the proposed 32 lots that will range from 2,500 to 4,000 sq. ft. Mr. Shaw further stated that he also plans to improve this entrance into the City with landscaping and signage.

B. Comments from Community Development Director

Ms. Rimi stated that the proposed zoning will be R-40-C and added that the County has no objections to the annexation however they have made recommendations to include the water taps be provided by Coweta County. The Planning Commission has recommended a traffic study be done at this area, landscaping be placed at both entrances, gateway signage is provided and the City be the servicer of water to this area. Mr. Ferry stated that The Planning Commission would also like a water study done around this area to address any concerns that might affect surrounding property owners.

C. Comments from Public

Don Rehman of Heritage Pointe asked that with this and future developments, the streets are planned wide enough so that if cars are parked on either side, the largest emergency vehicle can still comfortably access.

D. Council Comment & Action

Councilman Grover asked about cart connectivity and was told by Chief Edens that he has concerns at this location with the current curve. Discussion was held that once annexed the speed can be amended from the current 35 mph into the City to 25 mph, which will make cart traffic much safer when traveling on Stallings. C. Eichorst has concerns that no cart paths were planned. C. Fisher stated that it's not fair to bring the cart path issue up at this point as it was not brought up 7 months ago when the annexation was first presented to Council. Mr. Shaw stated that cart paths are not an issue and can be constructed using a crossing from 1 side to the other. Mr. Ferry suggested a path at each entrance and then continue thru the greenspace. After short discussion, Mayor Owens made motion to approve the annexation of 38.24 Acres on Stallings Road contingent that all conditions set forth are followed. Motion was 2nd by C. Grover and carried unanimously.

4. APPROVAL OF JULY 18, 2016 CITY COUNCIL MEETING MINUTES

Mayor Owens made motion to approve the July 18, 2016 City Council minutes & was 2nd by C. Eichorst. Vote to approve was 3-0-2 (C. Graham & C. Grover absent from meeting). Mayor Owens then made motion to amend the agenda for the addition as New Business #8-E Request for Optimist Club to Host "A Taste of Senoia" on Sunday, August 21st. Motion was 2nd by C. Grover and carried unanimously.

5. CLAIMS AGAINST THE CITY-None

6. ADMINISTRATIVE/FISCAL MATTERS-None

7. UNFINISHED BUSINESS-None

8. NEW BUSINESS

A. Consider Preliminary Plat for Traditions of Senoia

Mayor Owens made motion to approve the Preliminary Plat for Traditions of Senoia as presented & was 2nd by C. Fisher. Motion carried unanimously.

B. Consider Development Agreement for Traditions of Senoia

Mayor Owens made motion to approve the Development Agreement with conditions set forth & was 2nd by C. Eichorst. Motion carried unanimously.

C. Presentation by Big T Airport Property Homeowners Association

Big T Homeowners Association Vice President Don Trisler asked Council to reject all plans for Tinsley Ponds as proposed at the last Council meeting. Mr. Trisler continued that the Big T HOA is not outright opposed to the development but have extreme concerns for the Tinsley Ponds resident's willingness to be able to co-exist within an existing flying community.

D. Consider Request from McIntosh Partners to accept Application for Annexation of 167 Acres on Georgia Highway 16-Removed at request of Applicant.

E. Request of Optimist Club to Host "Taste of Senoia" on Sunday, August 21, 2016

Mayor Owens made motion to approve the "Taste of Senoia" event planned for Main Street on Sunday, August 21, 2016. Motion was 2nd by C. Grover and carried unanimously.

9. APPEARANCES FROM THE FLOOR

Karen Allen of Seavy Street is concerned with the amount of trash that is accumulated on Main Street. Ms. Allen asked that the City find a way to have the cans emptied over the weekends and asked that the City also pressure wash the sidewalk. Ms. Allen then asked that the Police Department direct attention to the parking in the "No Parking" zone that is occurring on the North side of Seavy Street with large trucks unloading and would like to see warnings or tickets issued. **Marc Sorenson of Big T Homeowners Association** asked if Council had additional questions he could answer and also offered his services for an aerial view of the proposed Tinsley Ponds to any Councilmember interested.

10. ANNOUNCEMENTS

- **Senoia's Sesquicentennial Celebration-October 15th from 3-9:00 PM at Marimac Lake Park**

11. ADJOURN

Mayor Owens made motion to adjourn the August 1, 2016 City Council meeting & was 2nd by C. Fisher. Motion carried unanimously.

Respectfully submitted,

Larry M. Owens, Mayor

Debra J. Volk, City Clerk