

**JANUARY 27, 2016
MAYOR & COUNCIL RETREAT
DILLARD, GEORGIA
10:00 AM**

VISITORS: Chris Poje of GBT Engineers, Harold Simmons, Debby Volk, Chief Jason Edens, Randy Padgett and Dini Rimi

FULL COUNCIL PRESENT

WATER AND SEWER DISCUSSION

Chris Poje with G. Ben Turnipseed Engineers began by refreshing all with the number of current developments and added that once buildout with these are complete the City will be at 83% capacity. Dina reviewed the additional developers that she has been speaking with who are desiring to build and/or annex into the City and feels that the City needs to concentrate on the current developments inside the City. Chief Eden's stated his view is "first come first serve". C. Eichorst agrees with the Chief and asks what we can safely add with our current numbers. MPT Graham stated we know we've got to increase but in what direction; do we want to venture toward Turin and Sharpsburg as the property on McIntosh Trail wants sewer but does not want to annex or do we head East on Highway 16. Mayor Owens stated that the City has been talking about dredging the lake for a number of years and have put it off but we "need to deal with it". Randy Padgett informed all that the City has no permit in hand but has received word that EPD has approved the increase of GPD to 450,000 to treat water at the plant, adding that in December including our wells, the City was producing 430,000 GPD. There are currently 2 wells offline and we do have 4 or 5 county taps that can be turned on at any time. Mr. Poje stated that the County taps are a great safety net as if you look at what has been committed to from 2014-2016 that would be an additional 103,250 at build out and that's capacity. Mr. Poje suggested steps that could improve our withdrawal which would be dredging Lake Hutchins to increase the depth and withdrawal and minor modifications to the current plant, adding that the raw water withdrawal permit is tied to having the lake dredged. The lake needs to be cleaned out and restored which will free up additional water but in the meantime Coweta taps are available. Getting to 100% capacity includes all current development at buildout which could occur within 5 years. Harold asked when we can start with the work that needs done & was told that the first step was getting the withdrawal permit which was approved. Mr. Poje suggested get the ball rolling with the permitting at an estimated cost of \$25,000. MTP Graham asked if funding is available and was told it is thru GEFA. C. Grover asked about grants & was told that there is a \$500,000 forgiveness grant for loans up to 25 million. Mr. Poje stated that adding the existing wells at 233,000 GPD with the 450,000 increased permit, existing development in the City should be good for 10 years of growth. When looking at economic development, don't let the current GPD numbers be a deterrent as the City always has Coweta taps for additional flow. Randy informed all that the City valves end at the car wash and the County is providing water to Fieldstone and Morgan Farms. Mayor Owens asked for the depth for the lake & was told some areas are 2 foot and others are 5-6 feet. Mr. Poje stated that the hydraulics and distribution system are in fairly good shape. C Eichorst asked about the possibility of more wells. Randy was under the impression that this was discussed with one developer regarding possible exploration of wells on the property but nothing ever

transpired and feels that each developer should explore. Mr. Poje stated that ground water is far less expensive and uses less manpower, adding the drawback with wells is minerals will deposit, flow decreases, it's more of an art than a science and there is cost involved with exploration. MPT Graham asked if general consensus is to begin with dredging the lake. C. Fisher stated no, it is not realistic at this time to pay for dredging and upgrades as sewer capacity is more important. The City will maintain water as is with County taps available as needed and try to renegotiate cost of purchase with Coweta. Again, Randy feels that well exploration should be part of all development agreements as does C. Fisher, and would like to see it added to all agreements.

Regarding sewer, Mr. Poje reminded all that application was made in 2007 to discharge into Line Creek but all was put on hold due to the economy. Last year application was made again but circumstances changed (oxygen levels) as Lake McIntosh was damned up and EPD did not approve. The former City Manager along with Senator Jeffares and Mr. Poje met recently met with EPD and received a letter stating that Line Creek cannot take anymore discharge and the answer is still "No". The cost for a treatment plant in 2007-2008 was estimated at 7 million. Revisiting today, the estimated cost could be between 11-12 million to include M&O as well as the land purchase. Randy ran the numbers from December consisting of over 7 million of was pumped over from the mechanical pond to the LAS where over 4 million was sprayed. Mr. Poje stated that the City is at 50% capacity but factoring in committed developments, capacity will be at 88%. PTC has contacted GBT saying that they are willing to sell capacity and this could be a short term solution at a cost of 1 million. MPT Graham asked Dina how soon the two projects that are now conceptual could begin and was told 3-4 months as data is still being gathered. Randy recommends getting a study done on an alternative discharge location and find a site as if the City does not move soon we may lose the opportunity again. Mr. Poje informed all that if started today permitting would begin with construction 2 years out and discharge 3 years. Harold asked how soon we could connect to PTC & was told within a year. Mr. Simmons added we need to act or close the border and not approve future developments. C. Grover stated that if nothing else, acquiring excess capacity from PTC could buy the City time. MPT Graham reminded all that if we reject future developments we would have no control around us. Financing was discussed to include a 20 year loan thru GEFA and up to 40 years with USDA. Mayor Owens suggested raising Capital Recovery Fees to help finance as plans will be to prepare for a 2 MGD facility. C. Fisher thinks the City should definitely move ahead with the plans for a sewer facility as we're looking at the development on McIntosh who have expressed interest in City sewer (3,000 homes) and we need to concentrate on our sewer and stormwater. General consensus is to have Mr. Poje conduct a study for what is immediately needed, location and discharge sites as well as up to date financing numbers and sources. Mr. Poje will also check with PTC to see what they anticipate charging for capacity and EPD for other discharge options. C. Eichorst looks at PTC as a "plan B" however C. Fisher would rather remain as is than "fool with a temporary fix". C. Grover thinks this is the perfect time to get this project started. Mayor Owens agrees with C. Fisher as we need to do this on our own and not be at the mercy of others, adding the City should move forward with our own plant which developers can help pay. Summary is that GBT will move forward with estimates. Randy informed all that the mechanical pond behind the PD 200 BOD and we're currently at 315, further stating "We are doing all we can but the numbers are high and it will cost

\$150,000 to clean out the sludge". C. Fisher asked once cleaned out is there room to expand? Mr. Padgett stated that he wanted to speak to Mr. Poje on the cost before he left but didn't have an opportunity. C. Fisher asked if the City wanted to concentrate toward Turin & Sharpsburg or east on Hwy. 16. Mr. Padgett suggests staying close and MPT Graham suggested east of Hwy. 16 rather than the other. C. Fisher stated that currently the Development Authority cannot show a benefit to companies in Senoia but with available sewer they can, and asked if we do construct a new plant how many new employees would be needed. Randy stated 4-5 and has been steadily licensing and molding persons for this plant. C. Grover asked what can be done with the LAS properties if we build the plant & was told that is up to EPD if they can be sold and the property could have restrictions of what can be built on the sites. MPT Graham then made motion to adjourn the January 27, 2016 Council Work Session & was 2nd by C. Grover. Motion carried unanimously.

SATURDAY, JANUARY 28, 2016

VISITORS: Harold Simmons, Debby Volk, Chief Jason Edens and Dini Rimi

FULL COUNCIL PRESENT

CITY GOVERNMENT-MAYOR, COUNCIL & STAFF DISCUSSION

Discussion began with parking throughout the City as lack of has been a major concern for quite some time. Numerous parcels for proposed parking were discussed to include the lot across from the Veranda, McKnight warehouse property, the Hutchinson lot, the 1 acre Merrick lot and the lot near the Housing Authority. C. Eichorst stated that if we use the lot at the Housing Authority we need to provide a walking path to downtown. C. Fisher suggested buying up available property on Hwy. 16 for this purpose and to utilize property the City already has as close to Main as possible. It was mentioned that the lot on the corner of Hwy. 16 and Morgan Street is empty and the golf cart repair has gone out of business on Quick Dr. Chief Edens wondered about angled parking down Travis from Pylant to Baggary, keep the street 1-way and this could yield 40 spaces. C. Eichorst said that if the lot across from the Veranda was clear of stumps we could get more spaces. C. Fisher stated that we could acquire lot by lot and gain an estimated 250 more spaces and would like to see Parking negotiated into SPLOST, further stating that SPLOST should address needs rather than desires. C. Fisher feels that if residents know they will agree. C. Grover reminded all that after the Walking Dead is thru filming a hotel is planned in that area with parking. MPT Graham suggested working it out with the Church to build parking in the current playground area that will remain the property of First Baptist and allow public parking other than at Church times. C. Fisher asked that MPT Graham and Mr. Simmons work this out with the City Attorney. C. Eichorst asked that Council remember Phase 2 of the Seavy Street Park and would like to see a plan put together and get the Committee back together as they were looking at a splash pad for Phase 2. The Optimist Club has also offered additional funds for the project. Dina will look into available grants regarding park projects. Chief Edens asked how many business owners actually live in Senoia. Dina suggested imposing a CID tax for businesses that could be earmarked for whatever. C. Fisher stated that

we have a vibrant downtown and we need parking to bring folks in. If you can show impact to the businesses and residents, they will buy in. MPT Graham feels a lot of the businesses are so small that if we start to go down that path an additional tax may put them out of business. Harold suggested additional restrooms at one central location and possibly closing the ones at City Hall. Debby reminded all that there are dedicated Impact Fees for parks & recreation and you could also consider a small portion for P&R from upcoming SPLOST in addition to parking. C. Fisher said we could obtain \$100,000 from commercial entities for bathrooms in town. Chief Edens said that we will need to revisit the parking ordinance and we have no proper signage in the downtown area.

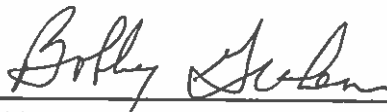
It was mentioned that the Development Authority has identified acreage located off of Hwy. 85 and a parcel on Hwy. 16 and would like to get a package of incentives from Council to submit to industries. C. Fisher reminded all that with our water and sewer situation it's really not time to go down that avenue. Barnes Street 1-way-The future improvements need to be made on Johnson and Baggarly which will give an additional 3-4 feet on either side and Baggarly will remain 1-way all for proposed truck traffic. C. Eichorst has been compiling data on salaries by population, positions and departments to be sure that our employees are receiving grade pay. This information was obtained thru DCA and consists of highs and lows for each position. Also discussed was implementation of pay scales per department and salary caps if none already exist. C. Fisher stated that although this can be reviewed in 2017, the FY budget has been completed and will have to be set aside for FY 2018 budget. Insurance and pension will also be a consideration when reviewing. General consensus is that C. Eichorst complete the study and bring back at a later date.

Dina reviewed current development which included 11 subdivisions of which 10 are currently active (Newberry has been inactive). Village West is in the process of finishing up their final plat with all else moving along fine. We have been approached by a property owner and new developer wanting to develop on Hwy. 16 with residential and commercial along the front and wants to trade open space for 10 feet between the homes and 5-yard setbacks, as he needs narrower lots to achieve his numbers. He has declined to build according to the Historic Guidelines. Also stated was that they would construct trails to Luther Bailey. MPT Graham stated that we cannot arbitrarily start changing zoning as requested by developers. C. Fisher stated that these particular plans will no way, shape or form work with our ordinances as written. Also offered was a cart crossing at the traffic signal with a crosswalk but the only concern is the continual changes in the plans. After being told that plans for our capacity increase wouldn't be complete for 5-7 years, he tried to get the seller to "warehouse" the property. Another tract at Seavy Street has been trying to work with Stone Bridge regarding sewer but the HOA will not talk to him. C. Fisher stated that the lift station is not the property of the HOA and the City can condemn if needed. We need to speak to the other property owner on Seavy Street whose property has already been condemned for the purpose of the cart path however the City has never condemned private property for commercial use and would rather work out a deal. MPT Graham, C. Grover and Harold will again approach this individual.

Summary of January 28th is that future SPLOST projects are to be parking and parks & recreation. Industrial development will be abandoned for time being. C. Eichorst will bring back an in-depth salary study, the work order process will be reviewed and updated and Council and City Manager will

compile a list of projects. MPT Graham made motion to adjourn the January 28, 2017 Council Work Session & was 2nd by C. Fisher and carried unanimously.

Respectfully submitted,



Bobby Graham, Mayor Pro Tem



Debra J. Volk, City Clerk