

**APRIL 17, 2006  
CITY OF SENOIA  
CITY COUNCIL MEETING  
7:00 PM**

**VISITORS: Claudia Wood, Bob Werner, Bill Roy, John Thompson, Tracie Gann, Hank Tew, Donna Black, Gail Downs, Bob Rolader, Sarah Campbell, Bill Tyre and Sam Helfman**

**FULL COUNCIL PRESENT**

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

Mayor Belisle called the City Council meeting to order and welcomed all.

**2. APPROVAL OF APRIL 3, 2006 PUBLIC HEARING MINUTES-CRF**

C. Wood made motion to approve the April 3, 2006 Public Hearing-Capital Recovery Fees & was 2<sup>nd</sup> by C. Owens. Vote to approve was 4-0-1 (C. Benson absent from meeting).

**APPROVAL OF APRIL 3, 2006 PUBLIC HEARING MINUTES-HNO**

C. Owens made motion to approve the April 3, 2006 Public Hearing-Historic Neighborhood Overlay & was 2<sup>nd</sup> by c. Wood. Vote to approve was 4-0-1 (C. Benson absent from meeting).

**APPROVAL OF APRIL 3, 2006 CITY COUNCIL MINUTES**

C. Wood made motion to approve the April 3, 2006 City Council minutes & was 2<sup>nd</sup> by C. Harrison. Vote to approve was 4-0-1 (C. Benson absent from meeting).

**3. ADMINISTRATIVE/FISCAL MATTERS**

**A. 2<sup>nd</sup> Read on Water and Sewer Capital Recovery Fees**

After a brief overview by Mr. Ferry, C. Belisle made motion to approve the 2<sup>nd</sup> read on the Capital Recovery Fees as presented, water @ \$1,304.24 and sewer @ \$2,520.33. This motion was 2<sup>nd</sup> by C. Harrison and carried unanimously.

**B. Discussion-Redevelopment of Brantley Institute**

Mr. Ferry stated that a survey has been done on the Clark Street property and would like Council suggestion as to the use of the property, as past discussion included residential re-development. C. Harrison asked for the total acreage and was told 4.7.7. Mr. Ferry stated that the property could also be used for an extension of the City Park, residential or even continued storage. C. Harrison asked how many homes could be place with our current zoning & was told 4. Mayor Belisle then stated that 6 lots could be possible. C. Benson asked if an appraisal has been done or if the City has looked into obtaining grants for the bridge to connect to the park & was told no to both. After short discussion, C. Wood made motion to place this issue on the website for resident's suggestions for 30 days and bring back to Council in June. This motion was 2<sup>nd</sup> by C. Owens and carried unanimously. Mr. Ferry also stated that he would place a questionnaire in City Hall for the same purpose.

**C. Pylant Street Park-Dam Alternatives**

Mr. Ferry stated that the dam had breached in July 2005 at our park property on Pylant Street and requested action needed from the City Engineer. Mr. Ferry then reviewed a letter from G. Ben Turnipseed Engineers outlining alternatives for the dam which listed the following:

1. Proceed immediately with temporary grading to stabilize all slopes affected by the break to insure a safe site and to minimize additional erosion;
2. Authorize a topographic survey of the 47.5 acre tract & the 5 additional acres;
3. Authorize a concept grading & site plan be prepared to assist in the determination of the preferred uses of the land, including a different preliminary site plan;
4. Dam rehabilitation & spillway design be authorized. In addition, roadway relocation designed if Pylant Street is to be relocated, including additional subsurface investigations & geotechnical evaluations required on the road bed.

Mr. Ferry then informed all that we are under time constraints as according to the Army Corps of Engineers the dam must be restored within a 2-year period. Mr. Ferry then suggested using Pylant Street as a dam and also asked for a change on the CMAC trails to come down Pylant through the park and onto the ball fields. C. Owens asked if this could be a future DOT project and was told that it is possible, as the City may be able to participate in a matching funds project for the work needed on Pylant. C. Wood stated that at the lowest cost, he is in favor of using Pylant as a dam, close the dangerous intersection and then open Pylant to Hwy. 16 with DOT's help. C. Benson asked if the County would have a problem with closing Pylant regarding emergency services & was told by Mayor Belisle only through verbal conversation. Mayor Belisle stated he is in favor of steps 1 & 2 and then have the engineer address Council as to next step. After short discussion, C. Wood made motion to proceed with steps 1 & 2 of G. Ben Turnipseed letter of April 7, 2006 & was 2<sup>nd</sup> by C. Owens. Motion carried unanimously.

**4. NEW BUSINESS**

**A. Sign Permit Request-Southern Lawn Designs-Highway 85**

Tracie Gann of Southern Lawn Design presented Council with a picture of the changeable sign that she would like to place on a permanent base of brick. C. Harrison stated that he has a problem with the "arrow" on the sign and was told that Southern Lawn is planning to somehow remove the arrow portion. C. Benson asked if the sign has already been purchased & was told yes. C. Owens stated that he would like to see different framework, extended brick to cover the metal. C. Benson then stated that Council wants them to have a sign but he would like for it to "tie in" with what might possibly come in the future, and he is not in favor of this type of sign. Mayor Belisle suggested postponing action until Ms. Gann can submit a formalized landscape plan along with her design for a sign. Ms. Gann thanked Council and will have these plans designed for submittal.

**5. OLD BUSINESS**

**A. Preliminary Plat-Heritage Pointe Phase II**

Bob Rolader and Donna Black of Scarbrough & Rolader Development addressed Council and asked that the Preliminary Plat for Phase II of Heritage Point be approved. C. Harrison asked if they had intentions of coming back asking for variances on lot sizes as was done before & was told by Bob Rolader that this was done by the builder & not by the Developer. Mayor Belisle asked if they were familiar with the County recommendations by letter of March 31, 2006 & was told yes, that they fully intend to comply. After short discussion, C. Wood made motion to approve the preliminary plat for Phase II of Heritage Pointe subject to the conditions set forth by Coweta County are met & was 2<sup>nd</sup> by C. Benson. Motion carried unanimously. C. Harrison then asked if some of the trees could be re-planted South of Heritage Point up Rockaway & was told by Mr. Rolader that he would be happy to replant but with some of that area lying in the County he would also need County permission.

**6. APPEARANCES FROM THE FLOOR**

**7. ANNOUNCEMENTS**

- **Park Committee Meeting April 25, 2006 at 7:00 PM-F/S Building**
- **Intergovernmental Meeting at F/S Bldg. April 25<sup>th</sup> from 3-5:00 PM**
- **Senoia Clean Up-April 29<sup>th</sup> from 8:00-4:30-PW Building/Clark Street**

Mr. Ferry thanked Code Enforcement Officer Bob Werner for his help in pulling this event together, along with arranging companies who will pick up tires and batteries. Mr. Ferry stated that volunteers are welcome and asked that any needing help getting items to Clark Street call City Hall before April 26<sup>th</sup> for scheduling. C. Harrison asked if proof of residency will be required & was told that this was not thought of but a drivers license and/or water bill will be asked for.

**8. ADJOURN**

C. Wood made motion to adjourn the April 17, 2006 City Council meeting & was 2<sup>nd</sup> by C. Harrison. Motion carried unanimously.

Respectfully submitted,

---

Robert K. Belisle, Mayor

---

Debra J. Hogan, City Clerk