

**JUNE 19, 2006  
CITY OF SENOIA  
CITY COUNCIL MEETING  
IMMEDIATELY AFTER PUBLIC HEARING**

**VISITORS: Gary Miller, Tray Baggarly, Sam & Suzanne Helfman, Gail Downs, Richard Miller, Travores Edwards, Tracy Ponder, Jerry Peterson, John Munford, Donna Black, Paul & Ann Price, Brant Benson, LeAnn Green, Chad Floyd, Mary Provost, Sarah Campbell, Chief Bennett, Jim & Melinda Garver, Barry Persons and Gary Ortscheid**

**FULL COUNCIL PRESENT**

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

Mayor Belisle called the meeting to order and welcomed all.

**2. APPROVAL OF JUNE 5, 2006 CITY COUNCIL MINUTES**

C. Owens made motion to approve the June 5, 2006 Council minutes as presented & was 2<sup>nd</sup> by C. Wood. Vote to approve was 4-0-1 (C. Harrison abstained from vote-absent from meeting).

**3. ADMINISTRATIVE/FISCAL MATTERS**

**A. Coweta County Joint Transportation Plan**

C. Harrison made motion to postpone action on the County Joint Transportation Plan to July 3<sup>rd</sup> until full Council can review. This motion was 2<sup>nd</sup> by C. Wood and carried unanimously.

**B. Coweta County Service Delivery Strategy**

Mr. Ferry stated that the Service Delivery Strategy is both efficient and responsive to the citizens in their County and the planning process helps to minimize inefficiencies resulting from duplication of services & competition between local governments. The latest update must accompany the submittal of the local comprehensive plans, has been reviewed and has no changes for Senoia. Mr. Ferry also asks Council to approve the appointment of the Mayor as signatory of the Service Delivery Strategy in motion. C. Owens made motion to approve the Service Delivery Strategy and designation of Mayor Belisle as signatory. C. Harrison asked if appointing the Mayor as signatory, will this give all Mayors in the future the authority to do the same? Mr. Ferry responded that it would not as it is updated every 5 years. Motion was 2<sup>nd</sup> by C. Wood and carried unanimously.

**C. Second Read – Conservation Subdivision Ordinance-Postponed**

**D. LARP Contract**

Mr. Ferry reminded Council that during the sewer system installation the LARP projects were put on hold until completion and since with the rising costs involved with paving, the projects cannot be paved for amounts contracted. The City can either make up the difference or cancel all prior and use the \$60,000 for present contracts. Mr. Ferry indicated that these would include Spring Circle & Ridge Drive in Martinwood and Andrews Parkway from Pylant to Howard Road.

The City also has \$20,000 in SPLOST funds for any overage involved. After short discussion, C. Wood made motion to approve the amended LARP contracts for the streets named above & was 2<sup>nd</sup> by C. Owens. Motion carried unanimously.

**E. Sewer Capacity Expansion**

Mr. Ferry informed all that Peachtree City unanimously rejected the proposal of a negotiated contract between Senoia & PTC to pump sewage to the Rockaway Road Treatment Facility. Mr. Ferry continued to state that in 2004 GBT Engineers outlined our options for additional wastewater treatment capacity, eliminating the pumping to PTC. The other three options are to expand our existing treatment plant & LAS, construct a new water pollution control plant with direct discharge or upgrade the existing plant to combination LAS & reuse water plant. Mr. Ferry then informed Council that in considering the three options, the initial steps are to inform NGMPD to revise its plans for Senoia, request waste load allocations from EPD & complete Antidegradation Study required by EPD. Mr. Ferry then asked for authorization for GBT to proceed with the next steps to meet additional capacity. After short discussion, C. Wood made motion to authorize GBT Engineers to proceed with the necessary steps involved for options A, B and C regarding additional wastewater capacity. This motion was 2<sup>nd</sup> by C. Owens and carried unanimously.

**F. Budget Item – DDA**

Suzanne Helfman introduced herself, Tray Baggarly, Gail Downs and Gary Miller as the newly elected officers of the Downtown Development Authority and asked Council to consider budgeting a one time amount of \$20,000 to hire a professional design firm to provide a conceptual plan and pattern book for the downtown area. C. Wood made motion that \$20,000 be used from general funds/reserve to acquire a professional design firm to address the downtown area. This motion was 2<sup>nd</sup> by C. Owens and carried unanimously.

**4. NEW BUSINESS**

**A. Setback Variance – Lot 45 Stonebridge**

C. Wood made motion to grant the variance on Lot 45 to 25 feet subject to side yard compliance. This motion was 2<sup>nd</sup> by C. Owens and vote to approve was 4-1. to approve motion: Benson, Harrison, Owens & Wood. To oppose: Belisle

**B. Initial Annexation Application**

**Mr. Jerry Peterson** introduced himself as architect of the proposed project submitted by Chadwick Homes for the annexation and development of 157 acres off of SR 85. The plans reviewed include a variety of homes & a small neighborhood retail area with two entrances. Mr. Peterson continued that he agrees with the comprehensive plan & this will be incorporated into the development. Plans of the proposed development were then reviewed. C. Wood asked if we have a letter of request from the owner of the tavern to be annexed & was told not, that the developer was waiting to acquire that property only if the submittal was approved. City Attorney Andrew Whalen suggested securing the

letter first. C. Wood then asked if this property is contiguous to Ivy Ridge & Morningside & was told yes. The pumping situation was discussed and all were informed that the cost would be bore by the developer & will be deeded to the City. Mr. Ferry also recommended that the developer be expected to look at potential well sites, conduct a geological study to pinpoint exact spots. Mr. Ortscheid asked if the sewer can support a new development & was told yes, that our plans included all potential build out as well as potential annexations. Mayor Belisle reminded all that action tonight is not an endorsement but simply an approval for submission to County. Mayor Belisle then stated that the only condition he would like to see is that the tavern is included and majority agreed. After short discussion, C. Wood made motion to approve the submission of the Annexation Application of 157 Acres on SR 85 & was 2<sup>nd</sup> by C. Owens. Motion carried unanimously.

**C. Street Sign Proposal**

Mr. Ferry stated that numerous street signs throughout the City are needing to be upgraded as well as replacement of ones that are missing and reviewed proposals for traditional signs (\$6,904.45) and historic upgrades (\$6,175.00) for the Main Street area. After short discussion, C. Wood made motion to approve the proposals and purchases from Lakeshore Industries for a combined total of \$13,079.45. This motion was 2<sup>nd</sup> by C. Benson and carried unanimously.

**D. Water Plant Compliance Purchase**

Mr. Ferry stated that the water plant needs a fresh water pump and generator. J&T Environmental has submitted bids @ \$5,117.00 for a fresh water pump and \$6,895.00 for the generator. C. Wood asked if we are in receipt of other bids & was told that as operator of the water plant, J&T is responsible for acquiring the bids and only the two presented were received. C. Wood then made motion to approve the expenditure providing that the two bids presented are the lowest responsible submission & was 2<sup>nd</sup> by C. Owens. Motion carried unanimously. C. Harrison then asked that someone from J&T be at the July 3<sup>rd</sup> meeting to explain how they arrived at these specific proposals.

**5. OLD BUSINESS**

**A. Brantley Institute Site**

C. Wood made motion to postpone discussion on plans for the site to the July 3<sup>rd</sup> meeting & was 2<sup>nd</sup> by C. Harrison. Mayor Belisle stated that this has been postponed enough. After short discussion, vote to approve was 3-2. To approve motion: Harrison, Owens & Wood. To oppose: Belisle & Benson.

**B. Amy Hopkins of 430 South Ridge – Water Complaint-Postpone**

**C. Appointments to Historical Preservation Commission**

Mr. Ferry informed Council that he has received 5 letters of interest to serve on the Historic Preservation Commission and recommends appointment of the following: Mr. Paul Price, Ms. Lynn Wendt, Ms. Melinda Garver, Ms. JoAnn Utt and Mr. Kenneth Barnard. C. Harrison asked if any had served in the past & was told that this will be a new committee. However, Ms. Wendt has served for a

number of years on the Planning Commission which has served as the Commission until one could be formed. After short discussion, Mayor Belisle made motion to appoint the 5 individuals above as the Senoia Historic Preservation Commission & was 2<sup>nd</sup> by C. Owens. Motion carried unanimously. C. Benson then thanked all who volunteered to serve

**6. APPEARANCES FROM THE FLOOR**

**Mr. Gary Ortscheid of 119 Stonebridge Way and President of the Homeowners Association** stated that he questioned the builders finishing up the subdivision as to when they plan to lay the sidewalks, was told that plans for the sidewalks have been abandoned and asked what Council could do. Mayor Belisle informed all that the builders are only responsible for the walks in front of the individual homes and the developer responsible for the rest. Mayor Belisle then assured Mr. Ortscheid that if the sidewalks were shown on the approved plan that they will be built. **Mr. Richard Miller of 136 Stonebridge Way** informed Council that some storm drains are cracked and asked who is responsible for their upkeep. **Mr. Barry Persons of 203 Magnolia Street** asked for explanation of the retention ponds which are currently clogged. Mr. Whalen stated that these are actually detention ponds that allow water to flow in and out. Mayor Belisle asked Mr. Ferry to have the Public Works Director look into these complaints tomorrow.

**7. ANNOUNCEMENTS**

**8. ADJOURN**

C. Wood made motion to adjourn the June 19, 2006 City Council meeting & was 2<sup>nd</sup> by C. Owens. Motion carried unanimously.