

**JULY 3, 2006
CITY OF SENOIA
CITY COUNCIL MEETING
7:00 PM**

VISITORS: Sam & Suzanne Helfman, Lynn Miller, Bob Werner, Chief Bennett, Cheryl Mullinax, Bessie Chunn, Eddie Sherman, Murray McAfee, John Thompson, Rebecca Neill, Bill Tyre, Bill & Nancy Roy and Dianne Cleveland

COUNCIL PRESENT: Belisle, Benson, Owens and Wood

COUNCIL ABSENT: Harrison

1. CALL TO ORDER/WELCOME VISITORS

Mayor Belisle called the meeting to order, welcomed all and stated that the City may be facing an emergency situation and asks that the agenda be amended for the addition of water restrictions as 3-D. C. Owens made motion for the addition to the agenda & was 2nd by C. Wood. Motion carried unanimously.

2. APPROVAL OF JUNE 19, 2006 PUBLIC HEARING MINUTES

C. Wood made motion to approve the June 19, 2006 Public Hearing minutes as presented & was 2nd by C. Owens. Motion carried unanimously.

APPROVAL OF JUNE 19, 2006 CITY COUNCIL MINUTES

C. Owens made motion to approve the June 19, 2006 City Council minutes as presented & was 2nd by C. Wood. Motion carried unanimously.

3. ADMINISTRATIVE/FISCAL MATTERS

A. Mr. Bill Ross of Ross & Associates-Impact Fee

Mr. Bill Ross of Ross and Associates addressed Council indicating that a review had been done on the current impact fees in conjunction with the update to the Capital Improvements Element and the figures for single family residential will increase from \$1,564.49 to \$2,036.65. C. Wood asked if we could get more funding for public safety and was told no, not adopting today's level of service. Mr. Ross continued to state that more square footage is needed today to adequately service the City but would have to be funded out of current impact fees or alternative means. C. Wood stated that he would like to see a modification of the law which sets the monies for each category and its funding. Mr. Ferry asked for the next step in this process and was told a Public Hearing will be held on July 17th to approve the submission of the CIE to RDC & DCA with a 60 day review period.

B. Coweta County Transportation Plan

C. Owens stated that since the meeting of June 19th he has had time to review the long range plan and is in favor. Mayor Belisle made motion to approve the Resolution to adopt the Coweta County Transportation Plan as presented & was 2nd by C. Owens. Vote was 3-1. To approve: Belisle, Benson & Owens. To oppose: Wood

C. 2nd Read-Conservation Subdivision Ordinance

After Mr. Ferry reviewed the changes, C. Owens made motion to approve the 2nd read of the Conservation Subdivision Ordinance & was 2nd by C. Wood. Motion carried unanimously.

D. Water Restrictions

Mr. Ferry informed all that even though the City has three sources of water along with access to three County valves, “we’re not making any headway” after weekend long watering takes place and indicating that we don’t want to get to an emergency situation, stricter regulations are needed. After speaking with the Public Works Director and Code Enforcement Officer, it was decided to allow watering for even addresses on Monday and Wednesday only between the hours of 8:00 PM and 8:00 AM, and watering for odd addresses on Tuesday and Thursday on between the hours of 8:00 PM and 8:00 AM with absolutely no watering on Friday, Saturday or Sunday. C. Wood asked for the expiration on the new restrictions and was told by Mayor Belisle that by Charter we can only enforce for a 30-day period. After short discussion, C. Owens made motion to amend the outdoor watering to the above restrictions & was 2nd by C. Wood. Motion carried unanimously.

4. NEW BUSINESS

A. Certificate of Appropriateness-Ms. Bessie Chun-147 Couch Street for Accessory Structure

Ms. Chunn addressed Council asking that the plans for the accessory structure be approved. Mr. Ferry stated that at the Historic Preservation meeting which this COA was to be heard a quorum was not present and therefore, Council is asked to either approve or deny the application. After reviewing a site plan and pictures of the proposed structure, Mayor Belisle asked if this was to be permanent & was told by Ms. Chunn that “I would like to say temporary without a time limit”, further stating that she would like to keep the structure in place as long as she resides at 147 Couch. Mayor Belisle then reminded all that the City had given a temporary COA before and had to have it removed after one year. C. Wood asked if it was already in place & was told no. C. Owens asked if any opposition has been received by neighbors & was told no. C. Benson asked if it would have a permanent foundation & was told no. C. Benson stated that he is glad to see items stored rather than kept in the yards. C. Owens stated that it appears to meet all guidelines and made motion to approve the application for a COA for the accessory structure located at 147 Couch Street & was 2nd by C. Benson. Vote was 3-1. To approve motion: Benson, Owens & Wood. To oppose: Belisle.

5. OLD BUSINESS

A. Brantley Institute Site

Mr. Ferry stated that the only suggestion the City has received on what to do with this property was to have it remain greenspace. A member of Council had asked that the landscape architect from JJ&G be present but Mr. Ferry was unable get a

response. Mr. Ferry then reminded all that initially the suggestion had come up to re-develop this area to suitable residential of 10 homes, 5 on each side of an open park area and a rough sketch was drawn up, located on page 28 of the comp plan. C. Owens asked if the greenspace would include a passive park or soccer fields, etc. and was told possibly. C. Owens also stated that the area could easily maximize 6-8 homes. Mayor Belisle stated that his personal opinion is to have 6 homes, as a park with soccer fields would be right in the middle of a residential area with minimal parking. Mayor Belisle suggests putting out a request for proposals for residential re-development as done by the City with strict guidelines. C. Wood suggested putting out the RFP's do the re-development and from three to ten homes. Mayor Belisle agreed if the City has the right to reject all, letting Council ultimately be the judge. Mr. Ferry will check with the City Attorney to see if this can be done without calling the parcel surplus. Mayor Belisle instructed Mr. Ferry to prepare a Declaration of Surplus. C. Wood made motion to have the City Administrator prepare a Declaration of Surplus and prepare an RFP for the development of the Brantley Institute site for the July 17th meeting. This motion was 2nd by C. Owens and carried unanimously. Mr. Eddie Sherman of Couch street asked if the site is intended for mainly houses & was told by Mayor Belisle that yes, this is the re-development plan.

B. Winpak Agreements-Initial Project Assessment & Cooperating Agreement

Lynn Miller of the Chatt/Flint RDC informed Council that Chatt/Flint is helping Coweta County Development Authority administer a joint application between the City and Coweta County with a grant for the expansion of Winpak Films. Ms. Miller is asking that Council approve the Cooperating Agreement, as well as the Employee Incentive Pre-Agreement which is a joint application listing the County as primary applicant and the City as secondary. Ms. Miller also stated that the signatures are for application only and is not committing the City to any particular plan. C. Wood stated that he had objected to the plan as it was initially presented but if we can "get it in writing I think it's a doable plan". C. Wood then made motion to approve the joint application for the Initial Project Assessment & Cooperating Agreement for the expansion of Winpak Films & was 2nd by C. Owens. Motion carried unanimously.

6. APPEARANCES FROM THE FLOOR

Mr. Murray McAfee of Piedmont Drive read from a letter of complaint he presented Council (incl. & made part of minutes) requesting that the fence that Councilman Benson put up in front of his residence be taken down immediately as Mr. McAfee feels it was installed in violation of the City Zoning Ordinance and is also located in the City right of way. Mr. McAfee further stated that the fence was not approved by any administrative process allowed in the Zoning Ordinance and Mr. Benson is moving from this residence in a few days. Mayor Belisle informed Mr. McAfee that Council would not comment without the City Attorney present. C. Benson then indicated that he would like to respond and was

told by Mayor Belisle that he could with personal comments only. Mr. Benson informed all that as City Administrator Mr. McAfee had been out to his home 7 times before the fence was put up and only “went by the advice you gave me”. Mr. Benson continued to state that if it ever happens that he moves from the City there is a document on file transferable to the new owner, written with the former Mayor and Mr. Benson indicating that the City may remove the fence if necessary for water, utility emergencies or widening of the road. Mr. Benson then stated that the former Mayor approved what is in place.

7. ANNOUNCEMENTS

8. EXECUTIVE SESSION-Under O.C.G.A. §50-14-3(6) for Personnel

C. Wood made motion to move into Executive Session under O.C.G.A. §50-14-3 (6) for Personnel issue & was 2nd by C. Owens. To approve motion: Belisle, Benson, Owens & Wood.

C. Wood made motion to come out of Executive Session and return to regular session & was 2nd by C. Owens. To approve motion: Belisle, Benson, Owens & Wood.

C. Wood made motion to approve a raise in compensation for City Administrator to an annual salary of \$66,000, Public Works Director to an annual salary of \$45,000 and Code Enforcement to an annual salary of \$36,000. This motion was 2nd by C. Belisle and carried unanimously.

9. ADJOURN

C. Wood made motion to adjourn the July 3, 2006 City Council meeting & was 2nd by C. Benson. Motion carried unanimously.