

**AGENDA
NOVEMBER 6, 2006
CITY OF SENOIA
CITY COUNCIL MEETING
IMMEDIATELY AFTER PUBLIC HEARING**

VISITORS: Mark Ball, Jonathan Lewis, Bill & Nancy Roy, Bob Werner, Chief Bennett, Donna Black, Lt. Edens, Bob Rolader, Sam & Suzanne Helfman, Jim & Jane Hutchinson, Bobby & Debbie Graham, Gail Downs, Jim & Melinda Garver, Randy Padgett and Sarah Campbell.

FULL COUNCIL PRESENT

1. CALL TO ORDER/WELCOME VISITORS

Mayor Belisle called the meeting to order & welcomed all.

2. APPROVAL OF OCTOBER 16, 2006 PUBLIC HEARING MINUTES

C. Owens made motion to approve the October 16, 2006 Public Hearing minutes as presented & was 2nd by C. Harrison. Motion carried unanimously.

APPROVAL OF OCTOBER 16, 2006 CITY COUNCIL MINUTES

C. Grover made motion to approve the October 16, 2006 City Council minutes as presented & was 2nd by C. Wood. Motion carried unanimously.

3. ADMINISTRATIVE/FISCAL MATTERS

A. 1ST Read-Proposed 2007 Operating Budget

Mayor Belisle made motion to approve the 1st read of the 2007 Operating Budget for all funds & was 2nd by C. Wood. Motion carried unanimously.

B. Resolution to Adopt Comprehensive Plan

C. Wood made motion to approve the resolution to adopt the Comprehensive Plan with the change to Item #14 (at sentence "A similar alternative.....") to read: "*As an alternative, the City has made application for development of a new wastewater treatment facility that would service Senoia's growth and which could guarantee capacity in this area of the County*". This motion was 2nd by C. Harrison and carried unanimously.

Mayor Belisle asked that Council amend the agenda to include Executive Session.

C. Wood made motion to amend the agenda with the addition of an Executive Session under O.C.G.A. §50-14-3(4) for Acquisition of Real Estate. This motion was 2nd by C. Owens. Vote was 5-0. To approve motion: Belisle, Grover, Harrison, Owens and Wood.

C. Resolution to Adopt CIE/STWP-Postpone to November 27th.

D. 1st Read-Ordinance Adopting Records Retention Plan

C. Wood made motion to approve the resolution adopting a Records Retention Plan & was 2nd by C. Owens. Motion carried unanimously.

E. Date Changes for 2nd Meeting in November & December

C. Wood made motion to change the meeting date for November to Monday, November 27th & was 2nd by C. Owens. Motion carried unanimously. The 2nd meeting of the month for December will be decided at that time.

F. Georgia Power/Winpak Easement

Mr. Ferry stated that he attended a meeting with Winpak and Georgia Power regarding location of power at Winpak. Winpak initially proposed large poles to be placed on Howard Road and could access along their road to their facility. Mr. Ferry felt there was a better way to go. Georgia Power drew up a proposal that asks for an easement from City and referred to a drawing indicating location within the ball fields (incl. & made part of minutes). An overhead line which now exists will be placed underground to a pole on the other side of the parking area other than that very little changes would occur. This will also eliminate the unsightly poles along Howard Road. Georgia Power agrees this is the best solution and also will be aesthetically pleasing. An angled easement was chosen as not to disrupt the trees and stormwater detention for the ball fields. Mayor Belisle asked if the Coweta Recreation Department has been contacted & was told yes. Mr. Carl McKnight agrees with the plan and would like to see that the overhead lines were as far from the field as possible. After short discussion, C. Owens made motion to approve the Georgia Power/Winpak easement as presented & was 2nd by C. Grover. Motion carried unanimously.

G. Revised Conditions on Well sites

Mr. Ferry stated that several conditions were discussed with Mr. Dave Herron of Heritage Pointe and other than aesthetics, test well one was located in the middle of lot 225 of which the lot line will be altered. The other general conditions were reviewed. C. Harrison asked why some reference is made to seed and straw and another is for sod. Mayor Belisle indicated that the seed and straw will be located in the rear of the lot and sod will be replaced between the lots where it currently exists. C. Owens made motion to approve the revised conditions on the well sites as presented & was 2nd by C. Wood. Motion carried unanimously.

H. Pre-Mitigation Plan Resolution

Mr. Ferry stated that earlier in the year Council approved the Emergency Operating Procedure and approval of this resolution is another step. Mr. Ferry then reminded Council that without the approval, the City will not be eligible for Federal funds in the event of a disaster. After short discussion, C. Wood made motion to approve the Resolution for the Pre-Mitigation Plan & was 2nd by C. Owens. Motion carried unanimously.

I. Recommendation for Appointment to Library Board

Mayor Belisle stated that only one letter was received regarding interest to serve on the Library Board. This letter was received by Ginger Wright and the current Board has recommended Mr. Jack Humphrey. C. Wood stated that Mr. Humphrey has had a long standing support of the Library and made motion to appoint Mr. Jack Humphrey to the vacancy. With no second, motion dies. C. Owens then made motion to appoint Ms. Ginger Wright to the vacancy & was 2nd

by C. Harrison. Vote was 4-1. To approve motion: Belisle, Grover, Harrison and Owens. To oppose: Wood

4. NEW BUSINESS

A. Heritage Pointe Phase 2-CSX Railroad Crossing

Mr. Bob Rolader of Scarbrough & Rolader informed Council that the initial agreement and DRI conducted for Phase 2 of Heritage Pointe was to have alternate access to the subdivision via a railroad crossing on Stallings Road and it looks like CSX is not going to allow the access. Plan B was to improve the crossing at Emmett Freeman Road and although an option, it is not a good alternative. Mr. Rolader is here to suggest alternative solutions, being potentially leaving the Emmett Freeman crossing as an emergency vehicle only access to the back of Heritage Pointe and take the money that would upgrade and put in the City traffic fund to solve the "real issue". C. Owens asked about the safety issue at Emmett Freeman and was told by Lt. Edens that access from that area would be a "disaster". Mr. Whalen stated that reviewing correspondence from CSX that Emmett Freeman may be shut down in the future, that it is an illegal crossing. Mr. Rolader stated that this was spoken about with a meeting held as well as a problem with obtaining easements. Mayor Belisle informed all that there are residents on that road. Mr. Whalen added that this is probably the reason it hasn't been closed to date. C. Wood stated that giving the money to the City is simply passing the problem. C. Wood suggested other solutions, such as having access from the TDK area, waiting to see how the work on Hwy. 74 will affect the Rockaway Road flow or even property acquisition. Mayor Belisle stated that north of the development would be a good site for bridging. Mr. Rolader agreed to look into further options

5. OLD BUSINESS

A. Police Department Budget Item-New Vehicle

Chief Bennett is asking Council to approve a new vehicle for the department to replace a 2001 that could be used as a spare. The Chief continued to state that currently, when a car is down the officers either have to double up or give up their take home car privilege. A straight out purchase price and a lease option were reviewed. C. Wood asked Mr. Ferry for his recommendation & was told that he would prefer an outright purchase as not to burden future budgets with a lease. C. Wood asked if there were other quotes & was told only one which was higher. After short discussion, C. Wood made motion to approve the purchase of a 2007 Crown Vic from Brannon Motors and equipment from Bright Lights not to exceed \$29,042. This motion was 2nd by C. Grover and carried unanimously.

6. APPEARANCES FROM THE FLOOR

Mr. Mark Ball of Hutchinson Lake Road informed Council that he owns two lots on Hutchinson Lake Road and has a contract to sell both, which is currently on hold. The buyer wants assurance that if purchased he will be able to build on both

lots which are 1 acre and 3 acres. Mr. Ball continued to say that there would be no added increase in services from the City, utilities are already in place. Mayor Belisle asked for the availability of sewer & was told that he was never offered sewer. Mr. Ferry stated that the subdivision process that we now have in place was never followed. Mayor Belisle asked if these are official lots of record & was told that the survey has been changed many times in the past years. Mr. Whalen stated that in order to subdivide lots, each would have to be on a public access and in this case it is not possible. Mr. Ball informed all that it was his understanding that these lots had been subdivided and approved by a prior administration. Mr. Ferry stated the tax map shows as one lot with one owner and three permits received. C. Harrison asks if Mr. Ball could subdivide this with our current regulations & was told not without creating a publicly dedicated street. C. Owens asked how the lots are accessed & was told Hutchinson Lake Road or by Ridge Drive. Mr. Ball stated that he had previously sold 3 other lots & was asked by Mr. Whalen why were the lots conveyed out without having them subdivided as there is no record of a subdivision. Mr. Whalen suggests going back and having the 5 lots platted with an easement road with a maintenance agreement. Mr. Whalen is concerned about emergency vehicles having access & was told by Mr. Ball that they have been out in the past. Mayor Belisle stated that with the subdivision process allows for septic tanks and other provisions. Council asks Mr. Ball to allow time for this to be researched for records at City Hall

7. ANNOUNCEMENTS

8. EXECUTIVE SESSION

C. Wood made motion to close regular session and move into Executive Session under O.C.G.A. §for Acquisition of Property & was 2nd by C. Harrison. To approve motion: Belisle, Grover, Harrison, Owens and Wood.

Mayor Belisle made motion to return to regular session & was 2nd by C. Owens. To approve motion: Belisle, Grover, Harrison, Owens and Wood.

C. Wood made motion to proceed with preliminary plans for the feasibility of the site discussed. This motion was 2nd by C. Owens ands carried unanimously.

9. ADJOURN

C. Harrison made motion to adjourn the November 6, 2006 City Council meeting & was 2nd by C. Owens. Motion carried unanimously.