

**MARCH 5, 2007
CITY OF SENOIA
CITY COUNCIL MEETING
7:00 PM**

VISITORS: Sam and Suzanne Helfman, Mike Volk, John Thompson, Gail Downs, Scott Tigchelaar, Paul Lombardi, Sarah Campbell, Roy Wooten and Bob Werner

FULL COUNCIL PRESENT

1. CALL TO ORDER/WELCOME VISITORS

Mayor Belisle welcomed all, called the meeting to order and asked that all cell phones be turned off or muted.

2. APPROVAL OF FEBRUARY 19, 2007 CITY COUNCIL MINUTES

C. Owens made motion to approve the February 19, 2007 City Council minutes as presented & was 2nd by C. Graham. Motion carried unanimously.

3. ADMINISTRATIVE/FISCAL MATTERS

A. Georgia Power Franchise Agreement

Mr. Ferry explained that we are currently under a 50-year agreement with Georgia Power and this amendment will extend the franchise agreement 20-years at the present rate and terms. The only difference will be that if a utility pole needs to be relocated or moved for a street project the City will be responsible for relocation costs; poles associated with street widening and street improvements will be relocated free of charge by Georgia Power. After short discussion, C. Owens made motion to approve the new Georgia Power Franchise Agreement & was 2nd by C. Grover. Motion carried unanimously.

B. RFP Guidelines for Re-Development of Brantley Institute

Mayor Belisle stated that previously the City had received one plan for the redevelopment of the Brantley Institute property with mixed reviews, his biggest concern with the original was the density (17 units on 5 acres). Mayor Belisle would like Council to stipulate guidelines for another RFP and is open to suggestions. C. Harrison asked if the zoning is currently R-40 & was told yes. Mr. Ferry added that it is targeted in the comp plan as IIR (Intown In-fill Redevelopment). C. Graham stated he is looking at 6 on the high end. Mayor Belisle stated that he is comfortable with 6. C. Owens suggested more than 6 but less than 17. C. Harrison then suggested we ask for 2 proposals with no more than 5-7 and the second 6-10. C. Graham suggested the first plan to have 6 units and the second to have 10. Full Council was in agreement with this. Mr. Ferry added that the rest of the RFP will contain the same criteria adding the wording for the 2 plans above and this time rather than pitch a sale for the land, we will create an RFP for a land planner then market the land as planned out. C. Owens made motion to approve the RFP for Re-Development of the Brantley Institute asking for one plan of 6 units and one plan for 10 units. This motion was 2nd by C. Graham and carried unanimously.

C. Cost Update on Pylant Street Park

Mayor Belisle asked Mr. Ferry for a cost update on the Pylant Street Park and the breakdown is listed below:

• Appraisal	\$ 2,000
• Earnest money	\$ 25,000
• Less credit for dam	-\$ 5,000
• Remaining Purchase	\$644,087
• LWCF Grant	-\$100,000
• Geotechnical engineering	\$ 5,000
• Survey	\$ 2,000
• Dam engineering	\$ 25,000
• Lake reconstruction & dam construction	<u>\$260,000</u>
Total:	\$858,087

Mr. Ferry continued to state that the City has incurred additional costs recently through tractor rental and waste haul-off and has not been invoiced at this time. We will also be incurring additional cost as the Parks and Recreation Committee meet to decide on how to proceed with the park. C. Harrison asked how much of these costs were from SPLOST and was told the majority. Mr. Ferry will total the funds used from SPLOST and get exact figures to Council.

4. NEW BUSINESS

A. 60-Day Notice-Closing of Drive Thru Window

Mr. Ferry explained that it came to the attention of the committee during the last meeting with the engineer for the streetscape improvement project that a large portion of the grant will be used on the proposed courtyard in front of City Hall and nearly \$30,000 was budgeted to accommodate drains that were to be installed in the driveway for the service window. The committee suggested the service window be closed and the expenses that would have been incurred to accommodate the driveway be spent elsewhere. Mr. Ferry stated that currently the average usage at the service window is about 3 times per day and when a customer comes to the window there is no speaker system to aid in communication and no lighting, further stating that often customers sit at the window for untold minutes waiting for a clerk to realize they are there. C. Harrison asked what will happen with the road and was told for short term it will remain but be blocked off. C. Graham asked if most users are handicap & was told not at all but the entrance to City Hall is handicap accessible when needed. After short discussion, Mayor Belisle made motion that a 60-day notice for the closing of the drive in window be posted & was 2nd by C. Harrison. Motion carried unanimously.

B. Bids Received on Cleaning Services-City Buildings

Mr. Ferry explained that due to a move of her residence we no longer have a person on staff to clean our buildings and offered the options that each department take care of their buildings as needed, we hire another part-time person or contract

cleaning services out. Mayor Belisle asked for Mr. Ferry's personal recommendation and was told hire a part-time employee but any of the three options will work. C. Grover made motion that the City advertise for a part-time employee and was 2nd by C. Graham. Motion carried unanimously.

5. OLD BUSINESS-None

6. APPEARANCES FROM THE FLOOR-None

7. ANNOUNCEMENTS

- **Town Hall Meeting Thursday, April 26th Senior Center/Howard Road**
- **Council Worksession Friday, March 23rd @ 8:00 AM at City Hall**
- **Mr. Ferry stated that construction on the park is not complete yet as we are currently waiting on the rubber mulching and after delivery on or about March 19th, the area will be open for use. C. Owens asked if the Park will remain open when construction begins on the new Library & was told that we do not yet know what the County plans are. Mayor Belisle will announce the next Park Committee meeting when scheduled.**
- **C. Graham asked Downtown Development Authority Chair Suzanne Helfman to report on the progress of the DDA activities at the bottom of Main Street. Ms. Helfman stated that an 18 x 18 square herringbone pattern is being laid at the bottom of the hill between the gazebo and the Hollberg warehouse where benches will be placed. The benches, landscaping and lights are planned to be added at a later date.**

8. ADJOURN

C. Harrison made motion to adjourn the March 5, 2007 City Council meeting & was 2nd by C. Owens. Motion carried unanimously.