

**MARCH 23, 2007
CITY OF SENOIA
ORDINANCE WORK SESSION
8:00 AM**

VISITORS: Andrew Whalen, Richard Ferry, Debby Volk, Sgt. Michael Resmondo, Chief Ollita Bennett, Rebecca Neill, John Thompson and Sarah Faye Campbell.

FULL COUNCIL PRESENT

1. Call to Order/Welcome Visitors

Mayor Belisle called the work session to order and welcomed all.

Golf Cart Ordinance

City Attorney Andrew Whalen stated that the draft ordinance that Council is reviewing is the same ordinance Peachtree City currently has in force for full recreational use. Mr. Whalen then continued to review how the Federal and State law is structured today regarding cart use and the descriptions of the various carts in use. Federal and State law treat LSVs (low speed vehicles) just as cars as they must be tagged and can be driven on the road with speed limits of 35 mph or less. A motorized cart running 20 mph or less cannot drive on the roadway but are allowed on cart paths. Once multi-use or path systems are established, they shall be set up at 20 mph and will be designed to accommodate all LSV carts. C. Grover asked for the speed in Peachtree City and was told 20 mph on their paths, and drivers on the path systems can be 12 accompanied by a licensed adult. Mayor Belisle asked why not cut it off at licensed drivers? C. Graham stated that unlicensed adults shouldn't be allowed to operate and was told by Mayor Belisle that we do have a few adults in the City who drive the carts but are not licensed. Mayor Belisle then stated that for simplistic and safety sake, we should leave it at licensed drivers. Mr. Ferry added that 99% of these carts will be driven on public streets. C. Harrison asked if they must obey all traffic laws and was told yes. Mr. Ferry asked about the insurance coverage and was told by Mr. Whalen that most are covered under home owner policies but there are some that specifically exclude the carts. Mr. Whalen then suggested some sort of registration or form of ID. C. Graham suggested two ordinances. One would establish the path system and the other their use. Mr. Whalen said that both can be written as one. Mr. Ferry asked if this should be done before the path system is created? Mayor Belisle feels it should. Mayor Belisle would also like the definition of a cart and was told by Mr. Whalen that if the City wants to allow Mules or Artic Cates to run on the paths it is up to us, suggesting flexibility as to the use of the path. C. Harrison asked if the carts have to have lights and was told only to drive on the streets. C. Harrison then asked if anyone has a problem with incorporating Peachtree City's ordinance as it has worked for 30 years, further suggesting using the Federal and State laws and adding to that. Mayor Belisle stated that he would like to just use the State and Federal standards. Mr. Whalen indicated that he has an idea of what we want and will work on a draft. Mr. Whalen then asked without the paths, if we will be putting

the wording for them in the construction standards of the Land Development Ordinance & was told yes. Mayor Belisle thinks 10 foot wide paths are adequate and C. Grover asked to keep them as simple as we can.

Ethics Ordinance

Mr. Whalen explained that the State ordinance includes Mayor, Council, Planning Commission, Downtown Development and Historical Preservation but does not cover City employees as they are covered under the personnel policy. Mr. Ferry reviewed the draft for all. C. Graham does not want committees deleted. Mr. Ferry suggested adding the Library Board. Mr. Whalen suggests using the term corporation instead of entity. Under complaints and to avoid bogus complaints, any will file a written complaint with the City Clerk who will notify the Ethics Board. Under 1-A, substantial interest will be added and Mr. Ferry will give a list of the Board to the Mayor and Council. Mr. Whalen reminded all to keep in mind the State Recall Law, stating cannot recall within the first 6-month of term or the last 6-month.

Small Subdivisions

Mr. Ferry explained the 16 month process of Josephine's Landing on Matthews Street and stated that this should be streamlined, suggesting that the lot of record shall be no larger than 3 acres (planning commission wants 5) and noted that letter E will be changed to read "...50% of the area of the original lot...." Mayor Belisle says that he favors the 5 acres and Mr. Ferry continued to review the outlines of procedures which property owners would be required to follow. Clarification was given to letter C: will be no extension of infrastructure, Letter G: change side setback to building separations, in accordance w/buildings separations less than 20 ft., and Mayor Belisle wants to see flexibility to the Planning Commissions suggestions to letter H. Mr. Whalen reminded all to consider all impervious surfaces and storm water run off when evaluating the original lot. Mayor Belisle then suggested we require an engineering analysis, a hydrology impact report. Mayor Belisle then suggest for letter I not less than the nearest 10 dwellings excluding adjoining subdivisions. Mr. Ferry stated that if everything is in accordance the only other thing needed will be the hydrology study. The small subdivision ordinance will be drafted with all comments and suggestions.

Sign Ordinance

Mr. Ferry explained that the current ordinance is outdated and is lacking of item needed. Mr. Whalen suggested having attorney Laurel Henderson review after draft of Council comments. Mr. Ferry then reviewed all definitions. Regarding wall signs, the old stated 20% and the new will be 10% of the wall. The current makes no provisions for roof signs and C. Owens stated that he preferred that it didn't. The billboards are most restrictive at 5,000, multiple message billboards are prohibited, and portable signs affixed to vehicles shall change "vehicle" to "chassis". Mr. Ferry then stated that Bob Werner would like 2 variations of the sign permits. The first at 10 days as often as 4 times a year

and the second 30-day permits at 3 times a year. Mr. Ferry would like to meet with our business owners for their input. C. Graham asked that we just be reasonable. Mr. Whalen asked that we distinguish between temporary signs in the Historic District and in GC. Mayor Belisle would like any new shopping center to submit a sign plan and Mr. Ferry will look further into this. Mayor Belisle also suggests writing a citation to the builder for all of the signs found in the right of way for weekend home sales. The calculation of height was discussed and Table #3 "Ground Sign" will be changed to 8 ft. C. Owens would like to see multiple message signs prohibited.

Police Department Building Plan

Sgt. Resmondo and Chief Bennett reviewed options for the current and future police departments with all. The department can remain where it is currently with renovations estimated at \$42,000 but will not address the security issues and not necessarily meet the needs of the future. A new building could be built on City owned land at an estimated cost of \$750,000 or renovate the current City Hall at an estimated 1,000,000 and it is uncertain at this point if a second story is doable.

City Hall Improvements

Mr. Ferry reviewed the option of the current City Hall. They are take no action, improvements to our present structure at an estimated cost of \$80,000, build an annex on present parking lot keeping primary structure at an estimated cost of \$500,000 or build a new facility elsewhere at an estimated \$1,200,000. Mayor and Council suggested getting an architectural assessment of City Hall first and foremost to see how costly it is and will hold two stories. Council agreed that it should have the capacity for 20 years down the road. Mayor Belisle stated that two stories will allow for 8,000 sq. ft and with careful allocations will pretty much do the job. Mr. Ferry then reviewed the pros and cons of coupling City Hall with the Police Department. Mayor Belisle suggested outside funding sources, including GMA's Bricks and Mortar program. Mr. Whalen informed all that we cannot do a revenue bond. The Church was reviewed. Mr. Ferry doesn't agree with taking City Hall off of Main Street.

Sewer Update

Mr. Whalen stated that the County has expressed interest in part ownership of the sewer plans for McIntosh Village but talks are still ongoing and we are waiting to see what the County is doing with the development plans of McIntosh Village.

Water Update

Mr. Ferry stated that there have been 3 test wells drilled at Heritage Pointe of which all three could work but we are waiting on Mid Georgia Drilling to do more testing so we can move into production. Mayor Belisle suggests getting them down here quickly so we can move forward before we are forced to go back to tighter restrictions.

Splost Spending

Mayor Belisle spelled out our options for the remaining money in the current Splost and suggestions were benches and trash cans at both parks, replacing the awning at the Freeman Sasser Building, use on the multi-use path and fix the old stone building at the Pylant Street Park

Repair of Damaged Homes

C. Owens informed all that there is a home in Cumberland that was damaged by fire quite some time ago and the owners have yet to fix it. Mr. Ferry will write a letter referencing an unfit structure in need of repair and give 30 days to repair. There was also talk of down trees at a residence on Seavy Street. Mr. Whalen suggests writing a letter, treating as debris under our solid waste ordinance and give them 30 days for removal.

Respectfully submitted,

Robert K. Belisle, Mayor

Debra J. Volk, City Clerk