

**JULY 27, 2007  
CITY OF SENOIA  
COUNCIL WORKSESSION  
IMMEDIATELY FOLLOWING PUBLIC HEARING**

**VISITORS: John Thompson, Lee Coleman, Sarah Campbell, Sam & Suzanne Helfman and Paul Lombardi**

**FULL COUNCIL PRESENT**

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

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

**2. PURPOSE OF WORK SESSION-To discuss SPLOST projects and sewer expansion.**

Mr. Ferry informed all that the City has been approved for waste allocations of 1 and 2 MGD for a new plant and need to decide whether we will be constructing alone or in a joint venture with the County. Mr. Ferry continued to say that we're approved for 1mgd from NGWPD and will need to amend for the 2mgd plant if decided upon. C. Harrison asked how far out 2mgd will take us & was told by Mr. Whalen that we will probably never need allocation for 2mgd as 1mgd will serve the City well in the future. A big factor will be financing as the developer for the Reese project has offered 6 million but the county wants a joint contract with the 6 million going toward its construction and wants all service not inside the City limits. One possibility for financing is GEFA. Mayor Belisle stated that there is an option that may be difficult and controversial but since we hold the permit, we could approach the developer alone without County involvement. Mr. Whalen suggested another option of which the County would do the entire project and the City could contract with them. Mr. Whalen stated that the projections from our engineer are that the City will be fine for quite some time. Mr. Ferry informed all that building permits are down 40-50% and suggested letting the County build and contract with them when needed. Mr. Whalen suggested someone contacting EPD to make them aware of our plans. C. Owens stated that he is looking more towards a regional system and asked which areas we could include. Mr. Whalen said that anything is doable if feasible, thinking that NGWPD has us mapped for somewhere over by the middle school and thinks it is theoretically possible. Mayor Belisle said there are two issues with this; mapping and governmental. Mr. Ferry asked what decision Council wants to make. Mr. Whalen suggested bringing in a financial advisor to forecast rates and look at the big picture. Mayor Belisle indicated that we will need a course of action to present while Mr. Ferry suggested giving a few options. Mr. Whalen also stated to include doing nothing other than bringing the current LAS up to capacity which would give another 180,000 GPD. C. Owens said that we will have to have some sort of agreement with the County & was told by Mr. Whalen

that he feels the County wants to be a player but wants the developer to cover most costs involved. Council was in agreement that we present the advisor with plans for a 1 MGD plant, a 2 MGD plant, doing the project along with the developer and bringing our current LAS up to capacity. C. Graham stated that we hold the permit and should share all revenues of new customers. Mr. Whalen stated that Council needs to “digest” all and decide which way to go by the 2<sup>nd</sup> meeting in August and added that if we build the plant ourselves the farthest out to have the plant operational would be 2012. Mayor Belisle reminded all that part of the decision is whether the plans are to include the County or go alone with the developer. Mr. Whalen indicated that the County wants to meet again on the project discussion on August 10<sup>th</sup> but he will be unavailable for the meeting and would like it changed. Mayor Belisle would like all of Council present and the afternoon of August 20<sup>th</sup> was suggested. Mr. Ferry will get with the County to see if all parties will re-schedule for Monday, August 20<sup>th</sup>.

Mayor Belisle informed all that the SPLOST 4 budget over the 6 years will be approximately 1 million and the proposed police station will take up the entire allocation for municipal facilities. C. Graham would like to see a multi-complex to include City Hall as he doesn't want to separate the two. Mayor Belisle then asked if municipal facilities should become top priority. Mr. Ferry stated that if we combine the two we could use general obligation debt and not SPLOST. C. Owens agrees with C. Graham and would like to see both upgraded whether at the same location or split. Mayor Belisle indicated that in talking with the residents (especially ones with small children) a new City Hall will have zero effect on them. All were asked for their first and second in priority for project spending of the SPLOST dollars:

Mayor Belisle-Police Department & Parks and Recreation

C. Owens-Police Department & City Hall

C. Graham-Police Department & City Hall (combined) and transportation

C. Grover-Police Department & Parks and Recreation

C. Harrison-Police Department and Parking (downtown improvements)

Mr. Ferry-Police Department & Storm Water

Mr. Ferry stated that the Planning Commission asked that a study be done but he is of the opinion that a study would be wasting money. Mr. Ferry continued to state that the City could assess our needs, stripe Seavy, Baggarly and Barnes for additional parking. Mayor Belisle stated that these would be short term steps without spending a lot. Mr. Ferry stated that an architect was selected to design and or/retrofit for the new departments & will need to be placed on the August 6<sup>th</sup> agenda to proceed with assessment. C. Owens asked since we own additional parcels at the ball fields, what is Council wanting to do. C. Grover stated upgrading and expansion to include the equipment room, concession stand and parking. Mayor Belisle stated that its not that the fields are inadequate but there may be a plan with the expansion to better utilize the area. Mr. Ferry suggested hiring a land planner to not only maximize the space at the fields but also the

other park locations. Mr. Ferry then stated that Randy Padgett suggested moving the tennis courts to the Pylant Street triangle site. Mayor Belisle stated that a planner will cost a lot but was told by C. Owens that there will be benefits to the use of a planner in the long run. C. Graham stated that we really need specific projects for all locations first. C. Harrison asked for the Park Committee to submit their lists. C. Owens asked that Council take a hard look at the storm water issues. Mr. Ferry informed all that when JJ&G did our comp plan there was discussion of a storm water study at an approximate cost of \$100,000 which would get the “ball rolling”. Mayor Belisle stated that after the study Council will need to decide if a storm water utility is needed and added that despite aggressive spending last year our reserves slightly increased. C. Owens asked if the County would help with the storm water study and was told probably not but it was suggested to check with neighboring municipalities to make the study a joint effort. Mr. Ferry will call neighboring municipalities and add the authorization for this RFP on the August 6<sup>th</sup> agenda. The utility charge if any will be determined by the assessment. Mr. Ferry then stated that the streets in Martinwood will need to be repaved. Mayor Belisle suggested allowing Randy Padgett to begin looking at equipment and do ourselves as it will be cheaper than contracting out. Regarding the short term/long term transportation issues, Mayor Belisle agrees with Mr. Ferry that we could do the assessment ourselves; that we may not need to spend a lot right now but we want to know where we are heading and have plan to improve marketability and meeting the need as we grow. Mr. Ferry will instruct the Park Committee to look at what they are wanting without being location specific. Mayor Belisle commented that we need to look at our grant record for improvement and asked that Chief Bennett look for grants or available monies for the construction of her department. Mr. Ferry will compile a spreadsheet with timelines and estimates for future projects and monies.

3. **ADJOURN**

Mayor Belisle made motion to adjourn the July 27, 2007 Work Session & was 2<sup>nd</sup> by C. Harrison. Motion carried unanimously.

Respectfully submitted,

---

Robert K. Belisle, Mayor

---

Debra J. Volk, City Clerk