**JULY 2, 2021**

**CITY OF SENOIA**

**MEETING OF MAYOR AND COUNCIL**

**8:00AM-4:00PM Work Session**

**FULL COUNCIL PRESENT**

**ALSO IN ATTENDANCE: HAROLD SIMMONS, JIMMY HALL, JASON EDENS, DINA RIMI, CURTIS HINDMAN, BO CUMMINGS, LYNN CARTER**

1. **WELCOME/CALL TO ORDER**

Mayor Pearman welcomed those in attendance then declared this to be an open meeting duly convened under the Open Meetings Law after receiving confirmation from the City Clerk that all legal requirements were met.

1. City Manager, Harold Simmons, discussed the new sewer facility. Permits applied for. Herrin cleared site. Facility should be completed in 540 days. GEFA loan will be approx. 15 million.
2. City Manager, Harold Simmons, discussed the following multi-use trails:
3. Cumberland-Still trying to obtain easements from three Cumberland residents.
4. Stonebridge-The Stonebridge HOA is trying to obtain an easement from one family.
5. Seavy Park-Currently not a budgeted project. The concept trail will run from the back of the park through the wood yard to Publix.
6. Highway 16 – GDOT trying to approve a pathway. Council discussed the possibility of soliciting support from state legislators for the Hwy. 16 pathway/bypass.
7. Publix-Opening day July 27, 2021. Businesses in the Publix complex include but are not limited to Great Clips, Pizza Hut, UPS, Salon, Planet Smoothie, and Jersey Mikes. The Urgent Care facility will be a separate building.
8. Winpack/Old Ball Park-The county has transferred the conservation plan to the new ballpark on Highway 16. Waiting on yellowbook appraisal for community center as well as appraisal for public works building. Ballpark appraised for 2800-3000. Hugh Bass hired for appraisal, due mid August.
9. Annexation:
10. Lindsey Property Annexation-Lindsey was denied annexation due to improperly filing paperwork for annexation. City Manager, Harold Simmons does not feel the city has any liability in the matter.
11. Lindsey Property Annexation-Property beside hardware store, Lindsey eventually wants to annex into the city.
12. Brent Scarborough Annexation-Scarborough wishes to annex Hwy. 85 property.
13. Pollard Property-Property close to Morgan Farms, family eventually wants to annex into city. Currently zoned R40-C.

Dina Rimi, Development Director, suggested setting up the all zoning ahead of time so as to force developers to use a current zoning category. Planning & Zoning feels they can’t make a recommendation if it is not laid out in the comprehensive plan.

1. Impact Fees-Impact Fee Study is 70% complete. Waiting on the Short Term Work Program to finalize the study. Bill Ross to complete the impact fee study. The Road Impact Fee Study will be a separate study and additional fee.
2. Comprehensive Plan-Plan should be completed by end of July. Once complete, it will be transmitted to Three Rivers for Three Rivers to forward to the State. No issues with committee members.
3. Short Term Work Program-City Manager Harold Simmons, went over a list of various projects:
4. trail from Seavy Street Park to Publix;
5. splashpad at Seavy Street Park;
6. repair boards on Rockaway golf cart bridge;
7. Pothole/street maintenance-Curtis Hindman told council that upon notice, potholes are filled with crush n run immediately. Street repairs are scheduled and repaired all at once due to cement and/or asphalt being ordered by the truckload.
8. Water main-updating water main takes time and money. Looking at possible revenues to help fund the water main infrastructure and sewer plant.

Additional items mentioned are as follows:

New municipal complex; salt shed; Veterans Memorial; Seavy Street Park: adding basketball court, pickleball court, splashpad and pavilions; Marimac Lake: restrooms, pavilions and amphitheatre; Gateway signs; re-evaluate impact fees; water/sewer land acquisition; transportation plan and repairing downtown area; sidewalk-Seavy to Morgan; Main streetscape plan; Keck & Wood-Broad Street; Depot-need more realistic figure for build-out; LCI Study & Uniform Development Code-LCI Study possible cost of $250,000. If approved ARC to pay for 80% of the study.

1. Possible caution light at Rockaway. If we move forward, it would be prudent to obtain a traffic study to justify the safety issue. This could be a possible expense of LCI;
2. micro-water plants with Chris Poge;
3. Future annexation of water tower and landscaping in location of the 1,000 acres going east is in negotiations;
4. Hwy. 16/Overlay-Working on design issues. Trying to get things zoned commercial and working on zoning guidelines.
5. Main Street Issues-Parking is a big issue. How do we set guidelines for allowing outside seating/ in lieu of parking? How are we to allow outside dining and not give away all downtown parking? Discussion to possibly widen Baggarly and establish truck delivery behind building as well. Street signs indicating a $1000 fine for commercial delivery trucks driving down Main Street have been ordered. Ordinance to be established. Need railing in front of Beyond the Door. Need to set safety standards for patio seating.