DILLARD HOUSE BUDGET MEETING

MINUTES

Friday, October 11, 2019

Attendees: Dale Reeder, Councilman

Chuck Eichorst, Councilman

Dub Pearman, Councilman

Maurice Grover, Councilman

Jeff Fisher, Mayor

Dina Rimi, Development Director

Harold Simmons, City Manager

Curtis Hindman, Public Works Director

Jason Edens, Police Chief

Lynn Carter, Deputy City Clerk

**Pledge**

1. **Sewer Treatment Plant**: Conference Call with Chris Poje of Turnipseed Engineers to discuss the City of Senoia Water & Sewer Systems. Conference attendees were given a handout (Attached as Exhibit “A”) from Chris Poje, to follow along and discuss.
2. **Update-Start/Finish**: Approximate cost of Sewer Treatment Plant Project is $11 million (Attached as Exhibit “A”).
3. **GEFA loan update**: The City might be able to utilize the general budget instead of a GEFA loan as Public Works Development Director, Curtis Hindman states his department has dwindled the initial 40 critical issues down to approximately 15 critical issues. Public Works may be able to coat and refinish manhole covers instead of replace. Also, Heritage Pointe sales have slowed so the City may be able to push back the lift station project to December 2020. There are three items Chris Poje would like to finance through GEFA loans:

1) Wastewater plant; 2) Coweta Street lift station; and 3) Sewer Plant. (Attached as Exhibit “A”).

1. **Existing Sewer Infrastructure/Chris Poje-Public Works Director.** Public Works Director, Curtis Hindman, would like the entire Couch/Rockaway gravity feed system upgraded with larger pipes. Engineer, Chris Poje advised the City to wait to open bids in the Spring. Chris Poje asked the following questions regarding the Coweta lift station: 1) how much will it cost; and 2) what are the plans for the Coweta lift station? Chris Poje pointed out that the City has options available to them regarding funding of projects. GEFA loans as well as revenue bonds are viable options for funding.
2. **Water Facility-Chris Poje/Public Works Director**. Public Works Director, Curtis Hindman would like to add a Package System Technology Filtration System/scata system to the 2020 budget. Meters will be completely replaced within 3-4 months. City Manager, Harold Simmons and Curtis Hindman updated council on the new meter technology. The new Package System Filtration System will almost completely remove 100% of all contaminates through this new Package system. The City will not need to use as many chemicals during the ceramic filtration system. It is only 25% of the size of the current system and can pump out more water. It would eventually replace the existing water plant. This system costs approximately $600,000, and can pump approximately 325K gallons a day.
3. **2020 Budget/New Positions – City Manager**.
4. City Manager, Harold Simmons wants to hire a Budget/Finance Officer. Starting salary $75,000 negotiable. Mr. Simmons wishes to add this into the 2020 budget. (Attached as Exhibit “B”).
5. Mr. Simmons wants to add a Part time position to City Hall staff. This position will assist with planning, coordinating and help write grants. Mr. Simmons requests Jeff Fisher be considered for this position.
6. City staffer, Kim Sullivan is resigning from her position with Welcome Center as of November 6, 2019. The Welcome Center will need a new part time employee or possibly two part time employees for possible weekend rotation.
7. Mr. Simmons would like to raise the starting police officer salary to $40,500 from the original $35,776 salary in attempt to attract new police officers.
8. Mr. Simmons requests an across the board raise for employees that consist of 5% raise in pay as well as a 3% cost of living raise. Councilman, Chuck Eichorst suggests creating a pay/salary range for all positions so there is a clear definition on expectations.
9. Mr. Simmons would like to add two positions for the sewer plant to the 2020 budget.
10. Two new parking lots (Morgan and Johnson): Possible cost for one parking lot to come out of SPLOST with possibly the cost for the other to come out of General Fund. In general, the cost for both is approximately $115k. Mr. Simmons needs direction for landscaping. Mr. Hindman was instructed to get landscaping quotes.
11. Mr. Simmons suggests possibly selling some of the unused and broken paving equipment at public works. Mr. Simmons further suggests approaching Win-Pak to allow the City to purchase new equipment and use Win-Pak’s unpaved parking lot as practice to train city public works employees on paving.

Due to the number of items to discuss during the budget meetings, City Manager moved forward and began discussion on Saturday’s topics during Friday’s meeting.

2) **Occupational Tax**-City Manager suggested a change to the current occupational tax. Instead of calculating by gross receipts, the City will change ordinance and calculate fees by the number of employees. (See Exhibit “B”).

3) **Fee Schedule**-Mr. Simmons proposed to raise the building permit fees. Refer to the proposed fee schedule attached as Exhibit C.

12) **Parks & Recreation**-Councilman, Chuck Eichorst recommended upgrades to both the Seavy Street Park as well as Marimac Lakes Park.

Seavy Street Park: Councilman Eichorst would like to build a retaining wall to keep the dirt from washing out and invading the astro turf lawn at the Seavy Street Park. He would like to add shade over the seating area as well as add sun awnings over the play area for the kids. The retaining wall is an estimated $10,000 and the awnings estimate is approximately $100,000.

Marimac Lakes Park: Councilman Eichorst would like to create more parking at Marimac Lake Park and utilize the golf cart path as a road for ingress and egress. Further, he proposed to possibly add restrooms outside of the building as well.

Saturday, October 12, 2019

Attendees: Dale Reeder, Councilman

Chuck Eichorst, Councilman

Dub Pearman, Councilman

Maurice Grover, Councilman

Jeff Fisher, Mayor

Dina Rimi, Development Director

Harold Simmons, City Manager

Curtis Hindman, Public Works Director

Jason Edens, Police Chief

Lynn Carter, Deputy City Clerk

**Pledge**

1. **Residential Leak Program**-City Manager, Harold Simmons proposed a leak insurance program. Attached is Exhibit D, a copy of Coweta County’s Leak Insurance Program that the City of Senoia would like to mimic. The City of Senoia proposes a $1,000 per year cap on leak amounts.
2. **Commercial Development Review**-Development Director, Dina Rimi discussed three future developments: O’Reilly’s, Publix and Waffle House.
   1. The O’Reilly’s development is going smoothly.
   2. Publix is in need of several variances such as Hwy. 85 overly, set-backs and overlay parking issues. Publix wants to reduce side and rear buffers, as well as wave the following: 1) mass restriction of grading; 2) restriction of retention of trees; 3) detention pond fence; and 4) wave additional sidewalks.
   3. Waffle House currently wants to build on ½ acre lots but current City ordinances do not allow commercial structures on ½ acre lots. Mr. Rimi proposed possibly creating commercial zoning area that allows ½ acre lots.
3. **Residential Development Review**-
   1. East Village/Ponds of Greenhaven.
   2. Townhomes-Councilman Maurice rover suggested a moratorium of townhomes until we come up with a design. Mrs. Rimi suggested a possibly 90 day moratorium.
   3. Mrs. Rimi suggested making it a requirement that developers submit elevations and plans if possible. The legal question to ask Drew is if we can require the builders to submit plans upfront.
   4. Rockaway/Couch-Updated council that the City is putting in right turn lane ASAP.
4. **STWP**-Dina Rimi, Development Director to send the STWP to all council for comments.
5. **Stormwater-**Public Works Director, Curtis Hindman

**Turin/Willow Dell Stormwater**- See diagrams found in Exhibit E provided by Mr. Hindman. Public works plans to install new catch basins and bigger pipes. The City needs to get easements from Residents Bill Tyre, Bill Wood, John Wood and Brent Anderson. The City needs to develop retention ponds in Willow Dell. Mr. Hindman suggested having a hydrology study done, and needs two new, bigger pipes under railroad. The new Standing Oaks subdivision will contribute to run off. The City needs to approach Tencate about possibly using their land for retention pond. Mr. Hindman is tasked with 1) approaching Tencate about use of land for retention pond; 2) approaching the railroad regarding pipe installation; and 3) approaching ISE about hydrology study.

**Cumberland Lift Station**-Mr. Hindman suggests turning this lift station into a complete gravity feed instead of pump. Mr. Hindman further suggests paying for same out of the general fund. The City needs to get City Attorney to send letters to property owners for easement.

**Downtown Infrastructure**-The current water system was installed in downtown approximately 1939 with no major maintenance performed since installation. There are no water cut-off valves available that do not require disconnecting water to the entire downtown area. The City needs to replace leaky valves on Main Street. Mr. Hindman is to come up with a time frame, price and plan.

1. **Special Events**-Police Chief, Jason Edens suggested a new plan for special events to mimic the City of Newnan’s special event policy wherein there are no road closures. The “event” would hire 4 city police officers to escort them through town to negate the need for road closures. After some discussion, it was decided that due to construction within the City, the City needs to discontinue special events. The decision of each individual special event request is up to the discretion of Chief Eden’s.
2. **HPC/Demo Homes**-Mrs. Rimi is to research demolition laws in other surrounding cities and try to come up with a new City ordinance.
3. **Farmers Market**-Mayor Jeff Fisher is looking for direction to include mobile vendors and carts. Mayor Fisher drafted a proposed Farmers Market ordinance.

17) **TSPLOST**-Councilman, Chuck Eichorst. Councilman Eichorst expressed the need to get the word out to citizens about the need to vote YES to TSPLOST. Exhibit H attached lists the current projects that TSPLOST will help fund within the county and within the city of Senoia. All council was informed that TSPLOST project information can be found on the City’s website as well.

Respectfully submitted,

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Jeffrey B. Fisher, Mayor Debra J. Volk, City Clerk