**SEPTEMBER 21, 2020**

**CITY OF SENOIA**

**MEETING OF MAYOR AND COUNCIL**

**505 HOWARD ROAD**

**7:00 PM**

**VISITORS: W.W. Tyre, Nancy Roy, Sarah Campbell, Tom Nolan, K. Anderson, Matt Timberlake, Stephanie Timberlake, Rosalia Houghton, Lorey Wetmiller, Bill Wood, R. Croutler, Suzanne Pengelly, Bob Luschen, Tracy Fields, Rich Eagleson, Richard Ferry, Mike Riley, Richard Crowder**

**FULL COUNCIL PRESENT**

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

Mayor Dub Pearman welcomed those in attendance and all stood for the Pledge of Allegiance.

Mayor Pearman then declared an open meeting convened under the Open Meetings Law after receiving confirmation from the City Clerk that all legal requirements have been met.

A motion was made by the Mayor to suspend discussion rules to limit public comment to 3 minutes per person or the minimum restriction allowed under O.C.G.A. standards for public hearing. Councilwoman Brady 2nd the motion. Motion carried unanimously.

Mayor Pearman made motion to amend the agenda, under Old Business, for the appointment of Lorey Wetmiller to the Housing Authority. Councilman Chuck Eichorst 2nd the motion to amend. Motion carried unanimously.

1. **PUBLIC HEARING-Application to Rezone 304 Pylant Street**

Property owner and city resident, Bob Luschen, would like to add a back deck as well as an extension to his home. This home resides in the historic district of the city, currently zoned R-40. Mr. Luschen would like to change his zoning designation to RH to accommodate this addition. There were no public comments. Development Director, Dina Rimi, recommends approval. Mayor Dub Pearman recused himself from this discussion and from voting as he is a neighbor of the property owner. Councilman Grover made a motion to approve rezoning. Councilman Reeder 2nd the motion. Motion passed with four votes in favor of the rezoning with the Mayor abstaining from voting.

1. **PUBLIC HEARING-Application for Variance to Subdivide-8075 Wells Street**

Applicant, Richard Ferry discussed subdividing 8075 Wells Street. Richard Ferry requested to combine the Parcel D containing 5.6 Acres (a/k/a Lee tract) with the 0.4 Acre tract to create additional access to the property. Councilwoman Brady clarified that the 0.4 acre tract would not be built upon unless and until it is combined with the 5.6 Acre Lee Tract. Mr. Ferry intends to have the lots re-platted. This application was brought before the Planning Commission. Planning commission initially denied the preliminary plat. In 2012, 8075 Wells Street was approved for a detention pond or possibly an underground detention pond. Councilman Eichorst requested further clarification from Richard Ferry regarding the detention pond and who would be responsible for its upkeep as the City would not be responsible. City Attorney, Drew Whalen states the need for a maintenance agreement for the detention pond. Mayor Pearman made a motion for approval of a variance to subdivide 8075 Wells Street as long as the Lee Tract containing 5.6 Acres is combined with the 0.4 Acre tract. Councilman Eichorst 2nd the motion and the motion passed unanimously.

1. **PUBLIC HEARING-Resolution No. 20-06-Short Term Work Program/Capital Improvement Element**

Development Director Rimi presented the 20-06 Short Term Work Program/Capital Improvement Element to Council. There were no public comments. Mayor and Council had no comments. Councilman Eichorst made a motion to approve the resolution. Councilman Grover 2nd the motion. Motion was unanimously approved.

1. **PUBLIC HEARING-Ordinance No. 20-05 Text Amendment to Zoning**

Development Director Rimi presented Ordinance No. 20-05 Text Amendment to Zoning. There were no public comments. Mayor and Council had no comment. Councilman Reeder made a motion to approve the ordinance. Councilman Eichorst 2nd the motion. Motion passed unanimously.

1. **APPROVAL OF AUGUST 17, 2020 CITY COUNCIL MEETING MINUTES**

Councilman Grover made motion to approve the August 17, 2020 City Council minutes as presented & was 2nd by Councilman Reeder. Motion carried unanimously.

1. **CLAIMS AGAINST THE CITY-None**
2. **ADMINISTRATIVE/FISCAL MATTERS**
3. **Loan Application/Georgia Environmental Finance Authority for Water Pollution Control Plant**

City Attorney Drew Whalen presented the GEFA Loan Agreement for 13.6 million in funding for the sewer plant. Construction is slated to begin November 2020 with estimated completion by November 2022. County resident Richard Crowder (living on Standing Rock) would like to know if the City has plans to decommission the spray fields. No plans to decommission at this time per City Manager Harold Simmons. Mayor Pearman made motion to approve the GEFA Loan agreement & was 2nd by Councilwoman Brady. Motion carried unanimously.

1. **Assignment, Assumption & Amendment Agreement-Railroad Mgmt. Co.**

City Manager Harold Simmons presented to Council the Assignment, Assumption & Amendment Agreement-Railroad Management Company. Councilman Grover made motion to approve & was 2nd by Councilman Eichorst. Motion carried unanimously.

1. **Quit-Claim Deed with Georgia Transmission for New Cable Lines**

Councilwoman Brady made motion to approve quit claim deed and 2nd by Councilman Grover. Motion carried unanimously.

1. **Update to the Coweta Tax Agreement**

Councilman Grover made motion to approve the update to the Coweta Tax Agreement to add new Tax Commissioner as presented & was 2nd by Councilman Reeder. Motion carried unanimously.

1. **Amendment to Coweta County Intergovernmental Agreement**

Mayor Pearman made motion to approve the amendment to the Coweta County Intergovernmental Agreement. Motion was 2nd by Councilman Eichorst and carried unanimously.

1. **OLD BUSINESS**

Councilwoman Brady made a Motion to appoint Lorey Wetmiller to the housing authority. Motion was 2nd by Councilman Grover. Mayor Pearman abstained from the voting with remaining four council members voting in favor of appointment.

1. **NEW BUSINESS**
2. **Amendment to the Keg Creek Development Agreement**

The amendment is to add a pool structure with heavy landscaped buffer. Councilman Grover made motion to approve the structure and buffer as presented & was 2nd by Councilman Eichorst. Motion carried unanimously.

1. **Road Closure-Request of Stalwart Films for Gin Street**

Mike Riley requested police directed road closure of Gin Street. Councilman Grover made motion to approve road closure & Councilman Reeder 2nd the motion. Mayor Pearman and Councilwoman Brady abstained. Councilman Eichorst voted in favor of the road closure. Motion carried 3-0 with two abstained.

1. **Request of Bill Wood for Planter Removal at 70 Main Street**

Bill Wood, owner of Katie Lou’s Restaurant, would like to remove the planters in front of Katie Lou’s. Mr. Wood plans to reuse the brick from the planters for the sidewalk and will also utilize pavers. There is currently no plan for Katie Lou’s to extend the covered area in front of the restaurant. The fencing will be 13 to 13.5 feet. Mayor Pearman reiterated that council is only approving removal of planters and sidewalk to be 5 feet. City Manager Simmons voiced concern that removal of planters may cause ADA non-compliance regarding grade. Councilman Grover would like the granite bench removed from the sidewalk to be placed elsewhere in the City. City Attorney, Drew Whalen, suggested an engineer review plans to make sure plans are ADA compliant before Mr. Wood spends money on removal. Mayor Pearman made motion and 2nd by Councilman Chuck Eichorst for approval of concept but contingent on engineers approval of ADA compliance. Motion passed unanimously.

1. **Request of Rich Eagleson for Off-Site Advertising Signs**

Rich Eagleson would like for the City and real estate agents/builders to come to some type of agreement so Code Enforcement will not remove directional signs every weekend. Mayor Pearman stated there is currently an ordinance in place and until the ordinance is changed, agents and builders must comply with the ordinance. Mayor Pearman, Councilman Eichorst and Development Director Rimi to review ordinance and possibly make changes to ordinance.

1. **Request of Stephanie Timberlake-Subdivide Lot at 356 Johnson Street**

Resident would like to subdivide her 2.371 Acre lot. If divided, both lots would meet minimum code requirements. Councilman Grover made motion to approve and 2nd by Mayor Pearman. Motion carried unanimously.

1. **Request of John Bynum to Re-Plat Parcel to include Alley Way-Andrews Parkway**

Alleyway deeded to 3 property owners and zoned R40. Bynum will bring in the alleyway to make the property a 1 acre lot to bring the lot up to code. Planning Commission recommended approval. Councilman Reeder made motion to approve the re-plat parcel and 2nd by Councilwoman Brady. Motion carried unanimously.

1. **APPEARANCES FROM THE FLOOR-None**
2. **ANNOUNCEMENTS**

* Ribbon Cutting for I-58 Mission;
* October 10th Senoia Clean-up Day, 8 am to 4 pm; and
* Burn ban is still in effect until October 1, 2020.

1. **ADJOURN**

Councilman Grover made motion to adjourn the September 21, 2020, City Council meeting & was 2nd by Councilwoman Brady. Motion carried unanimously.

Respectfully submitted,

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William “Dub” Pearman, III, Mayor D. Lynn Carter, Deputy City Clerk