**NOVEMBER 2, 2020**

**CITY OF SENOIA**

**MEETING OF MAYOR AND COUNCIL**

**WORKSESSION FOLLOWED BY REGULAR SESSION**

**505 HOWARD ROAD**

**6:00 PM**

**VISITORS: Nancy Roy, Jordan Krabel, Bill Tyre, Richard Ferry, Terre Hood, Joli Martin, Ryan Nolan, Amanda Hunt, Carson Barnett, David Holmes, Michael Derden, Larry Richardson, Richard Crowther, Rebecca Factor, Tony Vuckovich, Kimberly Rodgers, Paul Rawley, James Schultz and Sarah Campbell**

**FULL COUNCIL PRESENT**

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

Mayor Pearman welcomed those in attendance and all stood for the Pledge of Allegiance. Mayor Pearman 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 have been met.

1. **WORKSESSION AGENDA-6:00 PM**
2. **Discussion-Proposed 2021 Operating Budget-All Funds**

Mr. Simmons began the worksession reviewing the proposed 2021-Operating Budget for all funds and departments. A few of the major differences explained were increases in water system improvements due to aging infrastructure, Police Department vehicle maintenance due to high mileage of the fleet, Police salary increase due to adjustments made mid-2020 as well as salaries in Public Works due to additional new hires and in professional fees in Code Enforcement due to increased development. The proposed 2021 budget is $4,171,832, which reflects a 9.82% increase from 2020. Councilman Reeder questioned the salary increase at City Hall & was told this is due to the addition of an employee to replace Lynn once the City Clerk retires and Lynn moves to that positon as well as adjustments to current staff. Councilwoman Brady was informed of the various departments that fund the contingency line item and Councilman Eichorst asked why the decrease difference in cell usage. The actual cell usage at Public Works was low in 2020 due to budging slightly higher than necessary. Councilman Grover asked for the difference on the engineering line item & was told that engineering is now divided between departments and some done “in house”. In the absence of Finance Director Kathy Storey, Mr. Simmons will address additional questions from Council regarding group Insurance; the amount budgeted for street light utility and the administrative charge under stormwater with Ms. Storey for answers. Mr. Simmons suggested that Council schedule a one on one with Ms. Storey before the Public Hearing on the 2021 budget scheduled for November 16th. Regarding Impact Fees and the anticipated removal of the Library Impact, Mr. Simmons informed all that the County is wanting to have an outside canopy installed at an estimated cost

**NOVEMBER 2, 2020 CITY COUNCIL MEETING PAGE 2**

of roughly $20,000 and would like the City to fund it. Mr. Simmons added that this would not only help the County but will also help the City in utilizing these funds before the fee removal.

**REGULAR SESSION AGENDA**

**\*American Indian Heritage Month Proclamation\***

Mayor Pearman asked that the Proclamation be read into the minutes declaring the month of November as American Indian Heritage Month.

1. **APPROVAL OF OCTOBER 19, 2020 CITY COUNCIL MEETING MINUTES**

Councilwoman Brady made motion to approve the October 19, 2020 City Council minutes as presented & was 2nd by Councilman Grover. Motion carried unanimously.

1. **CLAIMS AGAINST THE CITY-None**
2. **ADMINISTRATIVE/FISCAL MATTERS**
3. **Consider Application for Annexation-Brent Coweta, LLC**

Mayor Pearman asked all with public comment to restrict their comments to 3-minutes and exit to allow others who are waiting outside an opportunity to speak on record. Community Development Director Dina Rimi stated that an Application for Annexation was received from Brent Coweta, LLC for 45.64 Acres located on the north side of GA Hwy. 16 west of the City limits. The property is adjacent to the east by properties within the City limits. Current Coweta zoning is Rural Conservation. The proposal is to divide into three different parcels. The first consisting of 10 parcels ranging from 1.02 acres to 1.37, one track at 28.59 and the third 17.53. Preliminary plans for use of the area will be for a transfer station and Concrete company with other commercial businesses filling up the remaining. The applicant will need to request Industrial zoning and obtain numerous permits and studies before the development would be able to move to the planning process. All were reminded that tonight’s action is to approve or deny submission of the application to Coweta County. Representing the applicant, Richard Ferry informed all that plans are for a “household” transfer station brought in and transferred within 24-hours. Councilman Grover asked if it would be dumped indoors & was told yes, with disinfectant. Councilwoman Brady has concerns with odor and was told that a sprinkling system with deodorizer is planned and the goal will be 24-hours in and out. Councilman Eichorst asked which businesses would use & was told any household carrier. Councilwoman Brady asked if there would be a recycle facility included & was told that there is plenty of room to accommodate one. **Richard Crowther of Standing Rock Road** asked if this is the City’s choice to annex & was told by Councilman Grover that once submitted it is the choice of the County to allow the City to annex the property or not. Mr. Crowther has concerns about odor, an access off Standing Rock Road that will bring more traffic and larger trucks and feels this is not the place for commercial as there is plenty of commercial property available on Hwy. 16**. Jonas Schultz of 75 Kenwood Trail** asked Council if they would like to live beside what is planned and stated that as a resident of Fieldstone, he does not. Mr. Schultz is concerned with the odor,

**NOVEMBER 2, 2020 CITY COUNCIL MEETING PAGE 3**

additional traffic and asked if a traffic study has been conducted or if the City knows the percentage of the increase in traffic anticipated and was told not at this time. **Rebecca Factor of Fieldstone** asked what the benefit of this annexation would be. Councilman Grover stated that industrial zoning would lessen the tax burden on residents. Councilwoman Brady added that if the City annexes we would have control over what the County may bring in. Councilman Eichorst stated that Council shares the concerns of odor and additional traffic but the City would like to see general commercial support recreation with possible eating establishments and family entertainment, adding that action tonight is to simply submit the application to the County. Sharing the same concerns, **Kim Rogers of Fieldstone** brought up additional noise and more traffic, especially with the current turn lane not working as planned. Ms. Rogers asked about the cart paths and if the path is intended to go through Fieldstone to the ballfields and was told yes. **Larry Richardson of Fieldstone** is concerned with runoff and all that will blow into the neighborhood, the smell and the negative impact on home values and feels what is planned should be located a minimum of ½ mile from homes. **Paul Riley of Fieldstone** has concerns with a concrete facility stating dust and debris will coat everything and asked how this will be prevented. Councilwoman Brady stated if the annexation goes through, we could ask that a traffic study be conducted before the preliminary plat phase. Councilman Eichorst made motion to approve submittal of the Application for Annexation to Coweta County & was 2nd by Councilman Reeder. Motion carried unanimously.

1. **Amendment to Alcohol Ordinance Article 6 §6-21-Location Restrictions; On-Premises Restrictions; Package Sales**

Mr. Simmons stated that the amendment presented is State HB-879, which will allow businesses with a valid license delivery sales of beer and wine off premises. Councilman Grover asked will this be available during business hours & was told yes, while open and making deliveries. Councilman Grover then made motion to approve the 1st Read to Ordinance No. 20-06 & was 2nd by Councilwoman Brady. Motion carried unanimously.

1. **Amendment to Fire Protection § 40-123-Table**
2. **Amendment to Article IX § 7-Grieance & Appeals-List of Qualifying Examining Panel**

Mr. Simmons reported that an examining panel is in place should an employee file an appeal to a disciplinary action or termination and there are three positions on the panel that need filled. Department Heads were consulted and an updated and complete list was reviewed. Councilman Grover made motion to approve the Qualifying Examining Panel as presented & was 2nd by Mayor Pearman. Motion carried unanimously.

1. **Amendment to Article 1 Fire Protection §34-1 Open Burning-Table**
2. **Amendment to Chapter 52-Signs §52-7 and §52-10-Table**
3. **Consider Approval of the City of Senoia Safety Loss Control Manual**

Mr. Simmons stated Chief Edens, Public Works Director Curtis Hindman and Code Enforcement

Officer Jimmy Hall constructed the safety manual for the purpose of providing guidelines to

assist City of Senoia employees and supervisors in controlling all types of accidents. If these

guidelines are followed safe practices can be applied to any and all departments; thereby,

preventing accidents, eliminating human suffering, improving service rendered to the public

and reducing accident costs. Code Enforcement Officer Jimmy Hall also thanked Alyson

Leveillard and Valerie Burns for their help in editing the manual. After short discussion, Mayor

**NOVEMBER 2, 2020 CITY COUNCIL MEETING PAGE 4**

Pearman made motion to approve the presented Safety Loss Control Manual & was 2nd by

Councilman Eichorst. Motion carried unanimously.

1. **UNFINISHED BUSINESS-None**
2. **NEW BUSINESS**
3. **Consider Preliminary Plat Revisions-Quarter’s Creek**

Applicant Jordan Krabel is requesting Council’s approval to subdivide Lot 4 (5.41 acres) of Quarter’s Creek into two lots. The new Lot 4 will be 2.31 acres and the new Lot 5 will be 3.10 acres. Councilman Grover asked if the road was paved & was told no, that it is currently a private drive. Councilman Grover then asked if the lots will be served by septic tanks and was told yes, the lots are on well water and septic tanks. Councilwoman Brady made motion to approve the subdivision of Lot 4 in Quarter’s Creek as presented & was 2nd by Councilman Grover. Motion carried unanimously.

1. **Consider Proposal from Watt Commercial Sweeping**

Councilman Reeder made motion to approve the proposal received from Watt Commercial Sweeping in the amount of $6,466 & was 2nd by Councilman Eichorst. Motion carried unanimously.

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

* All interested in serving on the Senoia Development Authority and Senoia Planning Commission are asked to submit a Letter of Interest to City Manager Harold Simmons by November’s end. Councilwoman Brady wished *Happy Birthday* to Mayor Pearman

1. **ADJOURN**

Councilman Reeder made motion to adjourn the November 2 2020 City Council meeting & was 2nd by Councilwoman Brady. Motion carried unanimously.

Respectfully submitted,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

William W. Pearman, Mayor Debra J. Volk, City Clerk