

**MARCH 3, 2008
CITY OF SENOIA
CITY COUNCIL MEETING
7:00 PM**

Sam & Suzanne Helfman, Gail Downs, Ellis Crook, Ben Austin, Carrie Bowden, Lynn Miller, David Moye, Jason Edens, John Zheng, Mike Sumner, Debbie Graham, John Chappell, Bill & Betty Jerome, Len Severson, Tom Zaworski, Pat Eichorst, Mary Provost, Rick Reynolds, Bob Werner, John Thompson, William Beard, Robin & Jack Niederjoruem and Brenda Pedraza-Vidamour

COUNCIL PRESENT: Belisle, Grover, Harrison & Owens

COUNCIL ABSENT: Graham

1. CALL TO ORDER/WELCOME VISITORS

Mayor Belisle called the meeting to order and welcomed all.

2. APPROVAL OF FEBRUARY 4, 2008 PUBLIC HEARING-ANNEXATION

C. Grover made motion to approve the February 4, 08 Annexation minutes & was 2nd by C. Owens. Motion carried unanimously.

APPROVAL OF FEBRUARY 4, 2008 PUBLIC HEARING-ACC. STRUCTURE

C. Owens made motion to approve the February 4, 08 Acc. Structure minutes & was 2nd by C. Harrison. Motion carried unanimously.

APPROVAL OF FEBRUARY 4, 2008 PUBLIC HEARING-SQ. FOOTAGE

C. Grover made motion to approve the February 4, 08 Sq. Footage minutes & was 2nd by C. Owens. Motion carried unanimously.

APPROVAL OF FEBRUARY 4, 2008 PUBLIC HEARING-LOT WIDTH

C. Harrison made motion to approve the February 4, 08 Lot Width minutes & was 2nd by C. Owens. Motion carried unanimously.

APPROVAL OF FEBRUARY 4, 2008 PUBLIC HEARING-GC ZONING

C. Grover made motion to approve the February 4, 08 GC Zoning minutes & was 2nd by C. Owens. Motion carried unanimously.

APPROVAL OF FEBRUARY 4, 2008 CITY COUNCIL MINUTES

C. Owens made motion to approve the February 4, 08 Council minutes & was 2nd by C. Grover. Motion carried unanimously.

APPROVAL OF FEBRUARY 7, 2008 CALLED COUNCIL MINUTES

Postpone to March 17, 2008 for action

3. ADMINISTRATIVE/FISCAL MATTERS

A. WinPak Resolution Amendment

Mr. John Zheng of WinPak gave a brief history of the company and the expansion plans and is asking for a minimal change to the access road which will allow for easier construction and more parking in the future. C. Owens asked with the change, how many spaces will the ball field lose & was told approximately 10. Mayor Belisle stated that Public Works will look at expanding the current parking in that area. Mr. Ferry asked that any change in cost with the amendment be absorbed by WinPak. David Moye then asked Mr. Zheng if the company might be interested in sponsoring some ball fields & was told that he couldn't answer but invited Mr. Moye and C. Grover to attend their next

meeting in a few weeks to submit the request for funds. Betty Jerome of Willow Dell asked with the new expansion will there be increased noise & was told that the expansion is planned for the opposite side of the subdivision and the newer technology should be quieter. After short discussion, C. Owens made motion to approve the WinPak amendment with the condition that WinPak pay any additional engineering and/or other fees involved with the amendment. This motion was 2nd by C. Grover and carried unanimously.

Mr. Ferry then stated that Paragon has been contracted to complete the preliminary engineering and bid management for \$7,400 (will be complete 3/7) and to complete construction supervision will be an additional \$11,100 for the remainder of the project and approval is needed. Mayor Belisle made motion to approve the additional \$11,000 for Paragon & was 2nd by C. Harrison. Motion carried unanimously.

B. Resolution No. 08-02/Heritage Pointe Subdivision Phase 1 Dedication

C. Grover made motion to approve Resolution No. 08-02 accepting the Phase 1-Unit 1 dedication for Heritage Point Subdivision. This motion was 2nd by C. Owens and carried unanimously.

4. NEW BUSINESS

A. Ivy Ridge Homeowners Association-Acceptance of Street Lights

Mr. Ferry stated that the City has taken over the street light expense in subdivisions when build out is at 80% and unfortunately, the builder in Ivy Ridge who was managing the HOA and bills has gone bankrupt. Mr. Len Severson of Ivy Ridge stated that of 84 lots only 56 are built to date (approximately 60% built) and the newly formed HOA has very little funds to cover obligations. These bills are approximately \$300 per month. Mr. Severson then outlined the HOA fees to residents. C. Harrison stated that he was once in charge of a HOA and if the residents of Ivy Ridge would like some instruction rather than use a management service he would be happy to help. After short discussion, Mayor Belisle stated that these are City streets and City residents and made motion that the City take over the monthly bill for street lights in Ivy Ridge and was 2nd by C. Grover. Mr. Ferry stated that the City will need cooperation from the HOA to obtain easements from in the future for open space regarding the north/south trail and asked that this be a condition of the motion. Mr. Severson stated that this condition will be fine and is fine with both Mayor Belisle and C. Grover. C. Harrison asked if the other residents might have a problem with the condition & was told that all residents are in favor of the trail and acquiring easements shouldn't be a problem with any of them. Mr. Tom Zaworski, member of the Ivy Ridge HOA assured Council that the HOA will cooperate fully with the condition and asked at what point the City takes over the sidewalks and streets. Mayor Belisle stated unfortunately, probably once this is out of bankruptcy but Mr. Ferry stated that it will be done as soon as possible. After short discussion, Motion carried unanimously.

B. Morningside Homeowners Association-Acceptance of Street Lights

Mr. Ferry indicated that the same situation exists in Morningside with the bankrupt builder however; the subdivision is closer to the 80% threshold. Without an elected official from Morningside HOA present and to expedite this issue, Mayor Belisle made motion that the City take over the monthly bill for street lights in Morningside with the condition that the HOA agrees that the City is able to acquire easements from the HOA in the future for open space regarding the north/south trails planned. This motion was 2nd by C. Harrison and carried unanimously.

C. Carrie Bowden-Request for Parade

Representing McDonald's, Carrie Bowden stated that upon receiving word from GDOT that their request to close a portion of GA. Hwy 16 has been approved, her appearance will be more of an announcement of activities planned (copy of GDOT letter incl. & made part of minutes). Ms. Bowden stated that the plans are to hold a parade on March 29th on a portion of Hwy. 16 from 1:00 to 11:30. Other festivities from 10:00 to 2:00 will include free health screenings, arts & crafts, a disc jockey with Ronald McDonald and ribbon cutting ceremonies at 2:00. Ms. Bowden stated that she will work closely with the police department for coordination. Mr. Ferry stated that signs will need to be erected informing traffic and residents. City Attorney Andrew Whalen stated that proper planning and posting is a must. Mayor Belisle stated that he has concerns with the cost for overtime with the police department and who will pay. Ms. Bowden said that McDonald's will "do what it takes" and will discuss the overtime with the Chief at their meeting next week. Mayor Belisle then asked Ms. Bowden to come back to the March 17th meeting with an update.

D. Senoia Area Little League Baseball – Request for Parade

Representing Senoia Area Little League, David Moyer asked Council to approve the opening day parade scheduled for March 15th. Mr. Moyer assured Council there will be no candy thrown from the vehicles and asked that Travis Street be closed for opening day attendee's traffic, allowing easy access back to the park. After short discussion, Mayor Belisle made motion to approve the parade request and was 2nd by C. Grover. Motion carried unanimously.

E. Preliminary Plat – Brantley Institute

Mayor Belisle made motion to approve the preliminary plat for the Brantley Institute property as presented & was 2nd by C. Harrison. Vote to approve was 3-0-1. C. Grover re-cused himself from vote.

5. OLD BUSINESS

**A. Rezoning 22.432 Acres from R40 to GC – GA 16 @ GA 85/74
Prepare Resolution and Table action until March 17, 2008**

7. APPEARANCES FROM THE FLOOR

Citizen comments should relate to specific agenda items, not listed on the agenda for a Public Hearing, or to a concern within the jurisdiction of the City. Council meetings serve the purpose of conducting city business and are not a forum for the unlimited expression of opinion. If an item is listed on the agenda for a Public Hearing, you will have an opportunity at that time to comment on the particular matter. All comments should be limited to three (3) minutes. The Mayor reserves the right to limit comments to matters germane to city business and may refer speakers to the City Administrator or other staff for resolution. Comments shall be addressed to the Council as a whole and not to individual councilmen or staff. The Mayor shall maintain decorum and unruly behavior will not be tolerated.

8. ANNOUNCEMENTS

- Senoia Area Little League Parade Saturday, March 15th @ 9:00 AM
- Memorial Day Parade Monday, May 26th @ 2:00 PM

9. EXECUTIVE SESSION UNDER O.C.G.A. §50-14-3 (4)-Acquisition of Real Estate

Mayor Belisle made motion to enter Executive Session under O.C.G.A. §50-14-3 (4) for acquisition of real estate & was 2nd by C. Owens. To approve motion: Belisle, Grover, Harrison and Owens

Mayor Belisle made motion to return to regular session & was 2nd by C. Harrison. To approve motion: Belisle, Grover, Harrison and Owens.

Mayor Belisle made motion to accept the contract to purchase the lot/property adjacent to Merrimac Lake for the future library site and was 2nd by C. Harrison. Motion carried unanimously.

10. ADJOURN

Mayor Belisle made motion to adjourn the March 3, 2008 City Council meeting & was 2nd by C. Owens. Motion carried unanimously.

Respectfully submitted,

Robert K. Belisle, Mayor

Debra J. Volk, City Clerk