

**MARCH 20, 2017
CITY OF SENOIA
MEETING OF MAYOR AND COUNCIL
505 HOWARD ROAD
7:00 PM**

VISITORS: Stacy Fisher, Robert Lyons, Scott & Paula Moore, Dub Pearman, Mark McCullough, Suzanne Helfman, Scott Tigchelaar, Pat Eichorst, Allison Garrett, Tom & Karen Nolan, John Thompson, Sarah Campbell, Jim Schuyler, Julie Brown, Alan Conlan and Mike Rimi

1. CALL TO ORDER/WELCOME VISITORS

Mayor Owens called the meeting to order and all stood for the Pledge of Allegiance

Mayor Owens then stated that the City has lost a very special member of the community and longtime City volunteer. Joanne Utt passed away last week and all were asked to continue to remember the family in prayer.

2. APPROVAL OF MARCH 6, 2017 CITY COUNCIL MEETING MINUTES

C. Grover made motion to approve the March 6, 2017 City Council minutes as presented & was 2nd by C. Graham. Motion carried unanimously.

3. CLAIMS AGAINST THE CITY-None

4. ADMINISTRATIVE/FISCAL MATTERS

A. Consider Petition for Quiet Title in Coweta Superior Court / Boundary Line Main Street

City Attorney Andrew Whalen reminded all that a year ago the Barnes Street Project was approved to include a sidewalk running the west side at the right of way to the Coffee Shop. The owner of the building claims that she owns into the right of way. An independent survey was conducted by the property owner (Christopher Bros.) as well as by the City (L. Suttles). Referencing the sketched "Town Map" from years ago, it shows all lots are 30-110 ft. The City received a letter from the property owner's attorney who stated that a true survey cannot be done as the starting point cannot be located. Rather than delay the development, Attorney Whalen recommends the City petition for a Quiet Title and let the Superior Court determine the outcome, which should take 3-4 months. C. Grover made motion to submit a Petition for Quiet Title to the Coweta County Superior Court regarding the boundary line on Main Street at this location. Motion was 2nd by C. Graham and carried unanimously. .

B. Consider Amendment to §39-65 titled *Administrative Bypass Procedure of the Historic Preservation Guidelines.*

Community Development Director Dina Rimi stated the current guidelines allow administrative approval for accessory structures, fences, roofs and decks. The Historic Preservation Commission would like to add signage to the administrative list and remove accessory structures, which will be brought before HPC for all action. C. Eichorst made motion to accept the recommended changes to the Historic Preservation Guidelines as stated above. Motion was 2nd by C. Fisher and carried unanimously.

5. UNFINISHED BUSINESS-None

6. NEW BUSINESS**A. Consider Development Agreement with *We Buy & Sell, LLC* for Main Street Property Trade**

Assisting with the development on Main Street, Scott Tigchelaar joined Scott Moore in asking Council to approve the proposed property trade and redevelopment agreement on Main Street. Mr. Tigchelaar stated the property would involve the south west corner of Main Street & Johnson Street and the plan has been identified as the higher and best use for Main Street frontage. The proposed would take frontage on Main Street that the City currently owns and trade it for the lot on the back, yielding more parking spaces for downtown. Further, Mr. Tigchelaar added that the City would be receiving equal or better value for the trade and the plan is a historically appropriate development that would increase the tax base for Senoia. Planned are 3 store fronts and office space to occupy the top to include an elevator for access. As a longtime resident of the area, Mr. Moore stated that he likes what's happening in Senoia and wants to be involved. As an entrance to the City from Rockaway Road, a very attractive streetscape is planned. For clarification, C. Fisher stated that the current condition of the block building includes extensive termite damage and the building itself has no historical significance. C. Fisher then recommends that wording contained in **Section V**, identified as **CLOSING & RECORDING OF THE EXCHANGE** be revised to read "*Closing of the land swap shall occur within 6 months of the execution of this agreement and development of the Project shall be completed within 24 months of Closing*" rather than completed within 36 months as currently stated. C. Fisher also suggested that a sidewalk be installed on Johnson Street to the parking lot area and the cost of the sidewalk be split equally by the City and the developer. With both Council and the developer in agreement with the suggested changes, C. Fisher made motion to approve the Development Agreement with WE BUY & SELL, LLC for the Main Street Property Trade to include the above revisions. Motion was 2nd by C. Eichorst and carried unanimously. Attorney Whalen reminded all that the City must publish a notice of the land swap once a week for 4 weeks prior to the meeting where the land swap is to be formally approved.

7. APPEARANCES FROM THE FLOOR**8. ANNOUNCEMENTS****9. ADJOURN**

Mayor Owens made motion to adjourn the March 20, 2017 City Council meeting & was 2nd by C. Fisher. Motion carried unanimously.