

**APRIL 18, 2016
CITY OF SENOIA
MEETING OF MAYOR AND COUNCIL
505 HOWARD ROAD
7:00 PM**

VISITORS: Ken Etzell, Bill Tyre, Sarah Campbell, Richard & Vickie Terry, Tara Christian, Carla & Dara Logsdon, William Pearman, Penny Thomas, Colleen Allerdice, Don Rehman, Jane Reed, Jean & Bobby Shell, Sheilda & Joe Hayes, Linda Terry, Jonnie Craig, Jennifer Hill, Jennifer Kline, Cindy Lauer, Wendy Maguire, Tom Crymes, Jason Strane, Nelta & John Meiller, Mike Riley, Sara Sheets, Sarah Williams, John Bynam, Gary & Debbie Baumgartner, Suzanne Helfman and Scott Tigchelaar.

COUNCIL PRESENT: Owens, Graham, Fisher and Grover

COUNCIL ABSENT: Eichorst

1. CALL TO ORDER/WELCOME VISITORS

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

Mayor Owens then welcomed and introduced Dina Rimi who has been hired as Senoia's Community Development Director.

2. PUBLIC HEARING-Application for Rezoning at 7876 Wells Street from R-40 (Residential) to OI (Office-Institutional)

A. Comments from Applicant

John Meiller asked Council to approve his application to rezone the subject property from R-40 to OI for office space. The proposed office will include 4 parking spaces with one additional to the rear of the property for an employee. Handicap access will be provided and Mr. Meiller feels that OI is the best use of the property.

B. Comments from Community Development Director

Ms. Rimi reviewed the application for all and stated that there are 3 adjacent properties, all residential. Although our Future Land Use Map suggests OI in this location Ms. Rimi reviewed issues from the Zoning Ordinance that apply to include setbacks, size of lot, drainage control, buffers, landscape, signage, an ADA plan and curb cuts. Ms. Rimi feels the option to rezone to OI is appropriate and would be less intense than a commercial use however the above issues will need answered.

C. Comments from Public-None

D. Council Comment and Action

Councilman Fisher asked if any adjoining property owners have had comment & was told that 2 are here tonight but have not voiced any concerns. C. Grover would like to see a different configuration for parking other than what has been presented and asked if 4 spaces will be needed? Mr. Meiller stated he does not think that he will need 5 to accommodate customers.

After short discussion, Mayor Owens made motion to approve the Rezoning as applied for to OI with the condition that the landscape plan including maintenance of such, signage, parking plan, drainage, curb cuts, buffer and an ADA plan are approved by the City. Motion was 2nd by C. Grover and carried unanimously.

3. APPROVAL OF MARCH 21, 2016 CITY COUNCIL MEETING MINUTES

C. Grover made motion to approve the March 21, 2016 City Council minutes as presented & was 2nd by C. Fisher. Motion carried unanimously.

4. CLAIMS AGAINST THE CITY-None

5. ADMINISTRATIVE/FISCAL MATTERS

A. FY 2015 Budget Amendments

Mr. Ferry stated that this year the Department Heads were responsible for their amendments and they were generally reviewed. Mayor Owens thanked staff for their hard work in its completion. C. Graham then made motion to approve the 2015 Budget Amendments as presented & was 2nd by C. Fisher. Motion carried unanimously.

B. Consider Tomco Construction Change Order Proposal for Seavy Street Park Project

Mr. Ferry explained that he received word from the Seavy Street Park project contractor that unsuitable soil was located at the former pool site and more was found throughout the rest of the area thus requiring the proposed change order in the amount of \$16,000. Mr. Ferry then stated that projects such as this usually contains a 10% contingency however due to the initial anticipated cost, the contingency set for the project was just 1% and is asking that an additional \$30,000 be approved as contingency for any other issues that might arise. Mayor Owens made motion to approve the change order in the amount of \$16,000 & was 2nd by C. Graham. Motion carried unanimously. Mayor Owens then made motion to approve a \$30,000 contingency for the Seavy Street Park Project & was 2nd by C. Fisher. Motion carried unanimously.

C. Animal Control Policy and Agreement

Mr. Ferry reviewed the proposed Animal Control Policy and proposed Agreement with Coweta County. Mr. Ferry stated that our goal has always been to reunite the animal back to the owner but in the event that does not happen we can now provide rescue options. To residents who want to relinquish ownership we can provide them with their options to include rescue. Mr. Ferry stated that once a stray is in our possession, a call will be made to the rescue group and the animal will be held at our facility for 3-5 days as we wait on the owner. The animal will be placed on Facebook and Twitter and the City will follow a *Care Policy*. In the event the animal is unclaimed after 5 days it will be transferred to either the Coweta Animal Shelter or rescue group. If the animal is transferred to Coweta the agreement will be followed. Cindy Lauer of the Newnan Coweta Humane Society thanked Council and stated that NCHS adopted 150 dogs in 2015, can help the City as they have many options and asked Council to approve both proposed policy and agreement. Jane Reed stated that she as well supports both proposals. C. Fisher stated that this will be a great private-public relationship and a "front line of defense" for the animals and thanked all involved. After short discussion, Mayor Owens made motion to

approve the Animal Control Policy as presented & was 2nd by C. Grover. Motion carried unanimously. Mayor Owens then made motion to approve the Agreement with Coweta County as presented & was 2nd by C. Fisher. Motion carried unanimously.

D. Consider Proposal for Probation Services from CSRA

Mr. Ferry stated that our current probation service has been acquired by CSRA. City Attorney Andrew Whalen has reviewed and it has been recommended that the City approve the contract to commence from the date of the agreement thru December 31st and renew on January 1st for the next calendar year. Mayor Owens made motion to approve the proposal from CSRA for probation services and was 2nd by C. Fisher. Motion carried unanimously.

E. Recommendation to Extend Moratorium on Open Air Markets

Mr. Ferry informed all that the City is working to create a Business Ordinance but along with that will need to amend our current Zoning Ordinance. Although he and Ms. Rimi have been working on both, amending the current ordinance requires public hearings and therefore, more time is needed and recommends an extension on the current moratorium. After short discussion, C. Fisher made motion to extend the Moratorium on Open Air Markets to September 1, 2016. Motion was 2nd by C. Graham and carried unanimously.

6. UNFINISHED BUSINESS-None

7. NEW BUSINESS

A. Rich Terry of 48 Couch Street-Certificate of Appropriateness Appeal

Richard Terry asked Council to approve his request to demolish the home at 48 Couch Street after receiving a denial from the Historic Preservation Commission. Mr. Terry takes full responsibility for the condition of the home and asked Council to review the new inspection that was not included in information available to HPC that clearly states that home should be condemned. Ms. Rimi informed Council that the HPC vote to deny the request was 3-1, considering that while owning the property, Mr. Terry knew the guidelines and regulations, made no attempt to fix the property and never responded to letters sent by HPC in 2015 informing that the property needed attention. C. Fisher stated that it is exceedingly difficult to balance the sides of both the property owner and the HPC, no citations were ever written, feels that a lot more should have been done and done sooner than the letters of 2015 and stated that according to the most recent inspection, this home is not salvageable. After tonight's vote, C. Fisher wants to discuss further as he does not want this to set precedence. C. Graham stated that he is glad to see Mr. Terry take full responsibility for the current condition of the home and Council needs to take steps to make sure this doesn't happen again. Mr. Ferry informed all that there had not been any indication of the condition of the home from the outside appearance as there was no overgrowth or trash in the yard. Only when inspecting an adjoining property did he notice that the structure was in need of repairs. Mr. Ferry then referenced the last paragraph of the inspection report which reads..."Beyond any reasonable repair". Mr. Ferry then stated that fault does not lay with HPC, the City or the homeowner and the current HPC has been very active with several victories. Mayor Owens asked if a rehab is financially realistic & was told no. After much discussion, C. Fisher made motion to approve the demolition of the

house at 48 Couch Street & was 2nd by C. Grover. Motion carried unanimously. Mayor Owens asked for a time frame for the construction of the new home at 48 Couch and was told by Mr. Terry after permitting is complete, construction should take approximately 9-months to build the new residence and move in should occur this time next year.

B. Request for Parking from *Pedal for Pets* on Pylant Street across from Senoia Library

Mayor Owens made motion to approve the request from Pedal for Pets for overflow parking at the triangle between Highway 16 and Pylant Street. Motion was 2nd by C. Fisher and carried unanimously.

8. APPEARANCES FROM THE FLOOR

Mike Riley (Location Manager for *The Walking Dead*) wanted to inform all that the show will begin shooting again on May 2nd. Mr. Riley also introduced Sara Sheets and Sarah Williams as his new assistants and thanked the City and its residents.

9. ANNOUNCEMENTS

- Senoia Area Clean Up Saturday, April 23rd from 8-4:00 PM on Howard Road
- Howard Road will be closed to Thru-Traffic Beginning April 18th
- *Moonshine Madness* will be held on April 30th from 6-10:30 PM at Cheeks Creek

10. ADJOURN

Mayor Owens made motion to adjourn the April 18, 2016 City Council meeting & was 2nd by C. Fisher. Motion carried unanimously.

Respectfully submitted,

Larry M. Owens, Mayor

Debra J. Volk, City Clerk