

**AGENDA  
AUGUST 17, 2015  
CITY OF SENOIA  
MEETING OF MAYOR AND COUNCIL  
505 HOWARD ROAD  
7:00 PM**

**VISITORS: Don Rehman, Gail Downs, Suzanne Helfman, Donna Pike, Meryl Brannon, Chris Kimner, Karen Allen, Joe Hayes, Rick Ryckley, Mr. & Mrs. Gary Baumgartner, Scott Tigchelaar, John Thompson, Mary Provost, Sarah Campbell and Jeff Meredith**

**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.

**2. PUBLIC HEARING-Take Public Comment and Establish a Millage Tax Rate Increase Proposal of 5.88 Compared to the Rollback Rate of 5.603**

**A. Comment from City Manager**

Mr. Ferry stated that this is the third of required Public Hearings and informed all that when working on the budget, the numbers are run on a 90% collection rate for property taxes as delinquent and appeals must also be considered. Mr. Ferry then stated that the City has proposed adopting a millage rate which will require an increase in property taxes by 4.94%. This tentative increase will result in a millage rate of 5.88 mills, an increase of 0.277 mills. Without this tentative tax increase, the millage rate will be no more than 5.603 mills. If revenues hold and hit as projected, we should be about \$68,000 above budget. The overall General Fund Revenue Budget for FY 2015 is \$2,538,200 compared to overall project revenues for FY 2015 of \$2,606,092. Council approved approximately \$110,000 of budget amendments this year (as of July 24) and there will be some additional costs associated with street sweeping that needs to be considered. The rollback rate of 5.603 will create an expected revenue of \$757,000. Maintaining the current millage of 5.881 will raise \$794,000 of revenue. When the rollback rate is added to the difference of projected revenues over budgeted revenues (\$67,892) it ends in a deficit of \$10,108. Applying the current rate of 5.88 to the same equation ends with a surplus of \$26,892

**B. Comment from Public**

**Karen Allen of 180 Seavy Street** thanked Council for their service but stated that it is the duty of Council to take the input from all residents and consider their views prior to making any decisions and suggested a round-table discussion before calling for a vote. Ms. Allen then asked if Council had considered collecting a portion of the revenues from the DDA events or charging the film makers for the shortfall of projected revenues. **Don Rehman of Heritage Pointe** asked if Council has a copy of the operating Budget on their laptops & was told no. Mr. Rehman stated

the policy of Council is to run an open government and asked that Council make a way so that materials can be readily available for residents which could result in more participation. **Jeff Meredith of Ivy Lane** stated that "Hollywood" is moving in and making real estate desirable and the locals are being asked to pay more, adding that the locals should call for a building moratorium. Mr. Meredith stated the above is the perception of most and is opposed to the tax increase. Mr. Meredith then asked Council when the projects are completed will the millage be reduced back & was told by C. Fisher that if costs don't supersede revenues it will be looked at but Council cannot answer at this time. **Rick Ryckley of Autumn Creek** thanked Council for the job they do but asked that those on fixed incomes are considered. Mr. Ryckley then asked if this is the only government without waste and stated that he would like to see Council review line-by-line to see what can be cut and suggested raising taxes on new residents only.

**C. Council Comment and Action**

Councilman Graham informed all that after meeting with the Tax Assessor he learned that the recent assessments were done on land value alone and not on homes, personally experiencing a 250% increase in his land value. C. Fisher stated that the City has maintained the millage for years and Council has saved hundreds of thousands of dollars and hears the residents. C. Fisher feels we all want to maintain the quality of life with the services in Senoia but there has been an increase in costs. Mayor Owens added "this is not pleasant but has to be done". Mayor Owens then made motion to establish the Millage Tax Rate at 5.88 & was 2<sup>nd</sup> by C. Fisher. Motion carried unanimously.

**PUBLIC HEARING-To Accept Public Comment, Review and Transmit the Short Term Work Program and Capital Improvement Element to Three Rivers Regional Commission**

**A. Comment from City Manager**

Mr. Ferry asked that Council approve Resolution No. 15-06 for the transmittal of the STWP-CIE to Three Rivers Regional Commission-DCA. Mr. Ferry then reviewed the projects to include minor changes to the dates and progress.

**B. Comment from Public**

**Don Rehman of Heritage Point** asked is there is a deadline date for adoption & was told October 2015. Mr. Ferry added that Three Rivers and DCA will need 30-60 days for review. Mr. Rehman pointed out that the Heritage Pointe intersection project is listed at 2019, further stating in the very near future there will be a total of 663 homes and the safety of Heritage Pointe residents should be considered. Mr. Rehman then suggested that he be listed on the next agenda to work with Council on a short term solution and asked that if Council must submit the project list, to list the Heritage Pointe project as either *under current evaluation or revision*. Mr. Ferry stated that he has spoken with the County and it will be a joint project at this intersection. Mr. Rehman stated that he will appear before the County Commission if necessary to ask that current construction be stopped as it could threaten the safety of the residents.

**C. Council Comment and Action**

Mayor Owens informed all that the numbers and dates are simply "target" and feels sure that the project will begin "sooner than later" and then asked Mr. Rehman not to represent Council as being unconcerned with resident safety. Mayor Owens made motion to approve Resolution

No. 15-06 for the transmittal of the STWP-CIE to Three Rivers Regional Commission & DCA. Motion was 2<sup>nd</sup> by C. Grover and carried unanimously.

**3. APPROVAL OF AUGUST 3, 2015 CITY COUNCIL MEETING MINUTES**

Councilman Grover made motion to approve the August 3, 2015 City Council minutes as presented & was 2<sup>nd</sup> by C. Graham. Motion carried unanimously.

**APPROVAL OF AUGUST 10, 2015 PUBLIC HEARING MINUTES-Proposed Tax Increase**

Councilman Fisher made motion to approve the August 10, 2015 Public Hearing minutes as presented & was 2<sup>nd</sup> by C. Graham. Motion carried unanimously.

**APPROVAL OF AUGUST 14, 2015 PUBLIC HEARING MINUTES-Proposed Tax Increase**

Councilman Fisher made motion to approve the August 14, 2015 Public Hearing minutes as presented & was 2<sup>nd</sup> by C. Graham. Vote to approve was 3-1 (C. Grover absent from meeting).

**4. CLAIMS AGAINST THE CITY-None**

**5. ADMINISTRATIVE/FISCAL MATTERS**

**A. Consider Amendment to the Alcohol Ordinance Establishing Off-Site Farm Winery-1<sup>st</sup> Read**

City Attorney Drew Whalen stated that the City has been approached to locate a Farm Winery Tasting Room in Senoia, adding that this is a manufacture under a unique State law which allows tasting on-site and 4 off-site locations. C. Fisher asked if they would be subject to our Ordinance & was told no, as the current deals with retail and this is a manufacturer like it was a at a winery itself (was not included in our most current re-write). C. Fisher feels if they are not subject to our Ordinance (considering our downtown merchants and wine tastings) this is an "unfair advantage". C. Fisher asked Mr. Ferry and Mr. Whalen to again review before the 2<sup>nd</sup> read and consider our current merchants. **Don Rehman of Heritage Pointe** again pointed out that the proposed is not available for residents to review content, asked that Council take suggestions and consider merit before acting. Mr. Rehman then suggested wording in Sec. 6.53 be changed to read that no one under the age of 21 shall serve. After short discussion, Mayor Owens made motion to approve the 1<sup>st</sup> Read of the Amendment to the Alcohol Ordinance to Establish Off-Site Winery. Motion was 2<sup>nd</sup> by C. Grover and vote to approve was 3-1 with C. Graham against.

**B. Consider an Amendment to the Sign Ordinance-1<sup>st</sup> Read**

Mr. Ferry reviewed the proposed changes to the Sign Ordinance to include a few definition changes, free standing & ground signs, regulations for temporary and window signs, adding that all regulations are content neutral. **Don Rehman of Heritage Pointe** suggests wording be added to the Ordinance that will recognize covenants and restrictions of subdivisions and any private property within the City as these should take precedence. Mr. Rehman also noted that a provision has not been made for existing non-conforming that might be unsafe and asked that Sec 52-12 wording be changed under Code Enforcement from "ready for final approval" to "ready for final inspection". C. Fisher asked that "Commemorative wall signs or city logos of historical significance are exempt from this provision" be stricken from Sec. 52-6 (15). Mr. Ferry will have omitted before the 2<sup>nd</sup> read. Mayor Owens made motion to approve the 1<sup>st</sup> Read of the Amendments to the Sign Ordinance & was 2<sup>nd</sup> by C. Graham. Motion carried unanimously.

**C. Consider Budget Amendment from Police Department to Purchase 2 Vehicles**

Chief Edens reminded all that for 2015 the department was able to budget for an officer but no vehicle, adding that there are 3 spare vehicles of which 2 have been used by the new officer and to replace the 2011 Crown Vic that was totaled in a recent accident. With rising maintenance costs on the 2005's, all options have been considered & the Chief is asking to purchase 2-Dodge Chargers in the amount of \$74,005.20 (\$48,694.00 vehicles-\$25,311.20 equipment). C. Fisher asked if the total amount is unbudgeted & was told yes however the City received \$11,961 for the totaled vehicle and has received \$25,000 from the Walking Dead thus far (expected \$35,000 by end) that will go towards the purchase. C. Graham stated that there is no need for discussion and made motion to approve the purchase of the 2 Dodge Charger Police Vehicles described. Motion was 2<sup>nd</sup> by C. Fisher and carried unanimously.

**D. Consider Action to Cancel Regular Meeting of Mayor & Council scheduled on Labor Day**

Mayor Owens made motion to cancel the Council meeting scheduled on Labor Day & was 2<sup>nd</sup> by C. Fisher. Motion carried unanimously.

**6. UNFINISHED BUSINESS-None****7. NEW BUSINESS****A. Consider Conceptual Plan of Barnes Street Drainage and Road Widening**

Mayor Owens made motion to approve the Barnes Street Drainage & Road Widening Conceptual Plan at the 80% presented, further authorizing it to 100% and sent to bid. Motion was 2<sup>nd</sup> by C. Graham and carried unanimously.

**B. Consider Recommendation for Trailer and Signage Guidelines from the HPC**

Mr. Ferry explained the proposed guidelines from the HPC to include the size, minimum clear height of 8' above the sidewalk, materials of the signs, the use of only paint colors of the Benjamin Moore Historic Collection or equivalent, font and lighting to be permitted thru Code Enforcement & the Building Department. Mr. Ferry reviewed the proposed changes to the Trailer Guidelines that state retail trailers, whether temporary or permanent, are not allowed in the City of Senoia Historic District. Mr. Whalen added that these shall not be affixed to private property. C. Grover asked if trailers will be permitted for special events & was told that wording will be added to state "unless a permit is approved from Mayor and Council during approved events". **Don Rehman of Heritage Pointe** has concerns with metal or stone signs being possibly too heavy and would like them to be inspected after installation. Mayor Owens made motion to approve the Signage Guidelines as presented & was 2<sup>nd</sup> by C. Grover. Motion carried unanimously. Mayor Owens made motion to approve the Trailer Guidelines with stated revisions & was 2<sup>nd</sup> by C. Graham. Motion carried unanimously.

**C. Consider Request from DDA to Extend Road Closings for the Car Show September 26<sup>th</sup>**

Gail Downs of the DDA is asking Council to approve the extended road closings to include Seavy Street from Pylant to Clark (will include the lot at SUMC), Johnson from Baggarly Way to Travis, Barnes Street from Johnson to Travis and Bridge Street from Johnson to Travis. Mr. Ferry would like to see fencing around the construction area on Barnes Street. **Karen Allen at 180 Seavy Street** requests Council deny the expansion as the noise is horrible as well as the volume.

Ms. Allen asks that DDA find a commercial site to hold the car show and keep it out of the residential sections of the City. Ms. Downs said there are no plans to increase the volume. C. Fisher stated that there will be no changes on the 100 block of Seavy Street. G. Graham stated that all residences will have access to their drives and be given passes. With rumor of the Douglasville car show cancelling to attend, C. Fisher stated that we may look at capping the number of entries in the future. C. Fisher made motion to approve the road closings as presented & was 2<sup>nd</sup> by C. Graham. Motion carried unanimously.

#### 8. APPEARANCES FROM THE FLOOR

**Don Rehman of Heritage Pointe** commended the HPC and Planning Commission for their interaction with the public at their meetings and suggested that Council invite the Development Authority to a Council meeting to inform the residents of their activities.

**Scott Tichelaar of McKnight Drive** stated he appreciates the job Council does, adding that they face insurmountable challenges daily but have remained fiscally responsible.

#### 9. ANNOUNCEMENTS

- DDA Town Hall Meeting will be held Monday, August 24<sup>th</sup> at 6:00 PM at the Senoia Senior Citizens Center located on Howard Road
- Qualifying for City Council Post 3 and Post 4 will begin Monday, August 31<sup>st</sup> thru Wednesday, September 2<sup>nd</sup> from 9:00 AM-4:30 PM. Qualifying Fee is \$90.00
- Cruisin' to the Oldies Car Show will be held Saturday, September 26<sup>th</sup> from 11-5:00
- You are invited to participate in the City of Senoia Planning Survey located on [www.senoia.com](http://www.senoia.com)

#### 10. ADJOURN

Mayor Owens made motion to adjourn the August 17, 2015 City Council meeting & was 2<sup>nd</sup> by C. Fisher. Motion carried unanimously.

Respectfully submitted,

---

Larry M. Owens, Mayor

---

Debra J. Volk, City Clerk