

**DECEMBER 1, 2014
CITY OF SENOIA
MEETING OF MAYOR AND COUNCIL
505 HOWARD ROAD
7:00 PM**

VISITORS: Ken Etzell, Don Rehman, Gail Downs, Suzanne Helfman, Sarah Campbell, Bethan Adams, Tracy Brady, Scott Tigchelaar, Stephanie Savage, Reinhardt Grabowsky, Mary Provost, David Buck, Susan & Evan Stitt, Christine & David Curray, Brendan Schaner, Leigh Munson, Bill Tyre, Gray Baumgartner, Sheila & Brian Jagt, Kathy Kirkland, Marcia Williamson, Rick & Laura Reynolds and Chief Edens

FULL COUNCIL PRESENT

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-Proposed 2015 Operating Budget/All Funds

A. Comments from City Manager

Mr. Ferry presented the proposed 2015 Operating budget for the City, highlighted accomplishments from 2014 and then proceeded to identify changes for the upcoming year in all Funds.

B. Comments from Public

Don Rehman of Heritage Pointe Subdivision asked since tax payers dollars are used in funding the budget, that Council approve the Development Authority's line items contingent that their meetings involve public comment and interaction.

C. Council Comment & Action

City Attorney Andrew Whalen informed Mr. Rehman that the Development Authority is not an elected body and may hold public hearings from time to time in the future that will give residents an opportunity to speak however, there is no legal requirement otherwise. C. Graham added that the expenses incurred by the Development Authority were roughly \$10,000 and revenues exceeded that so no tax payer dollars were spent. After short discussion, Mayor Owens made motion to approve the 1st read of the 2015 Operating Budget as presented (all funds) for the City. Motion was 2nd by C. Fisher and carried unanimously.

PUBLIC HEARING-Amendment to Code of Ordinances: Ordinance #14-01 & #14-02 Post-Development Storm Water Management Regulations & Erosion & Sedimentation Control

A. Comments from City Attorney

Mr. Whalen explained with recent changes at the State level, amendments to the City Code are needed to the above Ordinances.

B. Comments from Public-None

C. Council Comment & Action

Mayor Owens made motion to approve the 1st read of Ordinance No. 14-01 & Ordinance No. 14-02 & was 2nd by C. Eichorst. Motion carried unanimously.

PUBLIC HEARING-Rezoning/Variance & Preliminary Plat at 15 & 21 Barnes Street

A. Comments from Applicant

Scott Tigchelaar of Senoia Enterprises, Inc. presented and reviewed for Council the development plans for 15 & 21 Barnes and 9 Main Street. The plans are for a fine dining establishment, retail spaces and loft apartments, with the connection from Main to Barnes thru the lot at 9 Main. Mr. Tigchelaar continued to say that the vision is extend the excitement and businesses on Main down Broad Street, anticipating many jobs, an increase to the tax base, boost the local economy leading to a “win-win” for all.

B. Comments from City Manager

Mr. Ferry informed all that in order to make this happen there will be a property exchange for parking and the City parking will be open to the public, not a private lot. Mr. Ferry added that there are variances needed regarding lot size, parking and set-backs. A Development Agreement has also been created (agreed to by the City, City Attorney and developer), outlining responsibilities of both the City and developer. The Development Agreement continues that the City recognizes the benefit to a vibrant downtown and desires to encourage business development in the City of Senoia. Pursuant to that, the City agrees to the following incentives:

- a. The City agrees to waive all Water and Sewer Capital Recovery Fees as listed in the Fee Schedule adopted by the Mayor and Council at the time of permitting the [Project](#).
- b. The Developer will pay all other associated water and sewer fees, with the exception of sewer taps that are provided by the Developer and Inspected by the City.
- c. The City will provide a credit for the four (4) existing sewer taps. Credit will be given on the building permit.

C. Comments from Public

- **David Buck of Bells Spring** voices full support of the project, congratulating Council on allowing quality development in the City adding that this will be another area of downtown to enjoy.
- **DDA Chair Suzanne Helfman** stated that the DDA will be adding financial support this project

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- **Tracy Brady** stated that she is very excited to be a part of this development project and as a resident of Senoia as well, will take advantage at its completion Ms. Brady thanked Council for their support.
- **Christine Currey of 352 Pylant** voiced her support, further stating that the City needs a fine dining establishment.
- **Reinhardt Grabowsky** stated that he is in full support as the City needs upscale dining.
- **Mary Provost** would like to see the parking areas constructed like the one at Maguire's.

D. Council Comment & Action

Councilman Fisher stated that “a vibrant downtown starts with a fabric” as we are competing with surrounding areas so we’ve got to go out and create reasons to bring in more projects. C. Fisher added in the spirit of cooperation, one incentive is to offer tools (waiving fees) to developers. C. Grover agrees, commending the developer on the presented design. C. Eichorst informed all that the City has looked at return on investment and it will be there. Mayor Owens stated that this has been a long thought out process by all involved and is glad that all found a way to make it work. Mayor Owens made motion to approve the Rezoning/Variance & Preliminary Plat at 15 & 21 Barnes and the Development Agreement as presented between Senoia Enterprises, Inc. and the City. Motion was 2nd by C. Graham and carried unanimously.

3. APPROVAL OF NOVEMBER 17, 2014 CITY COUNCIL MINUTES

Councilman Fisher made motion to approve the November 17, 2014 Council minutes as presented & was 2nd by C. Grover. Vote to approve was 4-0-1 (Mayor absent from meeting).

4. CLAIMS AGAINST THE CITY-None

5. ADMINISTRATIVE/FISCAL MATTERS

A. Resolution No. 14-11 Water Conservation Plan

Mayor Owens made motion to approve Resolution No. 14-11 Water Conservation Plan & was 2nd by C. Eichorst. Motion carried unanimously.

B. Resolution No. 14-12 Drought Contingency Plan

Mayor Owens made motion to approve Resolution No. 14-12 Post-Development Storm Water Management Regulations & Erosion & Sedimentation Control. Motion was 2nd by C. Fisher and carried unanimously.

C. Employee Holiday Compensation

Mayor Owens made motion to approve the Holiday Compensation for City employees as presented & was 2nd by C. Grover. Motion carried unanimously.

6. UNFINISHED BUSINESS-None

7. NEW BUSINESS

A. Eastside Elementary School-Road Race Request

Mayor Owens made motion to approve the 5K run scheduled for April 25th & was 2nd by C. Grover. Motion carried unanimously.

8. APPEARANCES FROM THE FLOOR

- **Don Rehman of Heritage Pointe Subdivision** suggested that making Council packets available to residents before each meeting may increase public attendance. Mayor Owens stated that materials are available to all when requested.

9. ANNOUNCEMENTS

- *The Clydesdales & Light Up Senoia* Saturday, December 6th beginning at 1:30
- *Candlelight Tour of Homes* Sunday, December 14th from 5-8:00. Tickets \$15

10. ADJOURN

Mayor Owens made motion to adjourn the December 1, 2014 City Council meeting & was 2nd by C. Eichorst. Motion carried unanimously.

Respectfully submitted,

Larry M. Owens, Mayor

Debra J. Volk, City Clerk

