**FEBRUARY 1, 2021**

**CITY OF SENOIA**

**MEETING OF MAYOR AND COUNCIL**

**505 HOWARD ROAD**

**6:00 PM Work Session**

**7:00 PM Regular Session**

**FULL COUNCIL PRESENT**

**WORK SESSION 6:00 PM**

1. **WELCOME VISITORS/CALL TO ORDER**

Mayor Pearman 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 were met.

1. Sign Ordinance: Presented by Community Development Director, Dina Rimi with input from Code Enforcement Officer, Jimmy Hall. Ms. Rimi suggested possibly updating our sign ordinance for the intersection of Hwy. 16/Old Hwy. 85 regarding the lighting and size of letters based upon the variances granted to Publix. Mr. Hall suggests that updating the ordinance will potentially eliminate and or cut/down significantly the variance requests for signage from businesses going into the Publix shopping center. Council was not in favor of making an ordinance change.
2. Senoia Water Protection Plan: Presented by Harold Simmons, City Manager. This proposal will allow leak protection to City residents. Mayor Pearman proposed moving forward with proposal/plan.
3. Impact Fee Program-Draft 2020: Presented by Bill Ross of Ross & Associates. Mr. Ross pointed out the necessity to re-evaluate the city’s current impact fees in comparison to surrounding comparable cities in the area. The need for a higher impact fee is compounded by the ever growing population boom that subsequently will affect the commercial growth and employment. Ross defined “value added employee” for council. He further suggested updating the City Comprehensive Plan.

**REGULAR SESSION 7:00 PM**

Mayor Pearman welcomed those in attendance and all stood for the Pledge of Allegiance.

1. **A. PUBLIC HEARING-Broad Street Rezoning from GC to HT designation – Presented by Community Development Director, Dina Rimi**

Applicant Scott Tigchelaar, addressed council requesting council to extend the HT zoning to Broad and Morgan. Public Comment: Amy Reynolds, 128 Bridge Street, asked about parking requirements for HT zoning and commercial businesses. Dina Rimi addressed Ms. Reynolds stating it depends on the use and the size of the property but parking will be governed by ordinance. Councilperson Grover made motion to add Broad Street down to Morgan Street to HT zoning and 2nd by Councilperson Brady. Motion carried unanimously.

1. **PUBLIC HEARING-Text Amendments-Entertainment Overlay, HT Zoning and Development Standards to HT-Presented by Development Director, Dina Rimi.**

Applicant Scott Tigchelaar requests council’s approval of a 4 story buildings and a possible partial 5th story on Broad Street. Senoia Planning Commission approved a 4 story building on the East side and a partial 5th story only on the West side. Currently buildings no taller than 3 stories are allowed by ordinance. Several residents spoke out against the request: Jonathon and Jo Greening, 158 Bridge Street; and Amy Reynolds 128 Bridge Street. Scott Tigchelaar spoke in favor of the height also as a resident of Senoia. Motion was made by Councilperson Eichorst proposing 3 story only buildings on the East Side of Broad Street and 4 story allowance on West Side of Broad. No 5th Story allowed. The motion was not seconded, therefore motion did not carry. Mayor Dub Pearman made a motion for a 4 story allowance on both sides of Broad and no 5th story allowed. Motion was 2nd by Councilperson Grover. Motion passed unanimously.

Councilperson Reeder made a motion to change the wording of the entertainment overly to include any lot with frontage on Baggarly Way, Main Street or Barnes Street, bounded by Johnson Street to the north and Travis Street to the south, as well as any lot with frontage on Broad Street, bounded by Travis Street to the north and Morgan Street to the south. Motion was seconded by Councilperson Brady. Motion passed unanimously.

1. **APPROVAL OF JANUARY 4, 2021, CITY COUNCIL MEETING MINUTES**

Councilperson Grover made motion to approve the January 4, 2021, City Council meeting minutes as presented & was 2nd by Councilperson Reeder. Motion carried unanimously.

1. **CLAIMS AGAINST THE CITY-**Penny Johnson –Notice Ad Litem. Presented by Harold Simmons. City insurance has denied the claim.
2. **NEW BUSINESS**
3. **Approval of Agreement with James L. Whitaker, P.C. for yearly Audit-Agreement Presented by the City Manager, Harold Simmons**

Motion was made by Councilperson Brady for approval of the Agreement with James L. Whitaker, P.C. for yearly audit. Motion was 2nd by Councilperson Reeder. Motion carried unanimously.

1. **Approval of Updated Design Guidelines for the Historic District of Downtown Senoia-Presented by the Community Development Director, Dina Rimi**

No esthetic changes made to the Design Guidelines for the Historic District. Motion to accept made by Councilperson Brady and 2nd by Councilperson Reeder. Motion carried unanimously.

1. **Proposal for In House Probation Services-Presented by City Manager, Harold Simmons**
2. **Approval of the In House Probation Services Contract-Presented by Harold Simmons**

Motion to approve the In House Probation Services Contract made by Mayor Pearman and 2nd by Councilperson Eichorst. Motion passed unanimously.

1. **Emergency Sewer Pump Purchase-Rockaway Road-Presented by Harold Simmons**

Pump is ordered. Council agreed on approval for new pump not to exceed $25,000. Motion made to approve the emergency purchase not to exceed $25,000 by Councilperson Maurice Grover and 2nd by Councilperson Brady. Motion carried unanimously.

1. **550 Seavy Street Application to Convert 550 and 552 Seavy Street into one, 1 acre lot-Presented by Dina Rimi**

Motion to approve combining 550 and 552 Seavy Street made by Mayor Pearman and 2nd by Councilperson Maurice Grover. Motion carried unanimously.

1. **34 Quick Drive Variance-Presented by Dina Rimi**

Motion to approve variance as long as state requirements are met made by Councilperson Grover & was 2nd by Councilperson Reeder. Motion carried unanimously.

1. **Contract Amendment for Multi-Use Trail: Ivy Lane to Seavy Street, Presented by Harold Simmons**

Motion to approve contract amendment for additional construction engineering and inspection (CEI) services not to exceed $100,000 made by Councilperson Grover & 2nd by Councilperson Brady. Motion carried unanimously.

1. **Resolution No. 21-06-Dorsey Road**

Motion to approve Resolution No. 21-06 moving the old Dorsey Road and accepting the new Dorsey Road plans made by Councilperson Eichorst & 2nd by Councilperson Grover.

1. **ANNOUNCEMENTS**- None
2. **ADJOURN**

Motion to Adjourn made by Councilperson Reeder & was 2nd by Councilperson Eichorst. Motion carried unanimously.

Respectfully submitted,

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William W. Pearman, III Mayor D. Lynn Carter, City Clerk