October 13, 2023

CITY OF SENOIA

MEETING OF MAYOR AND COUNCIL

CALLAWAY GARDEN RETREAT

10:00 AM COUNCIL MEETING MINUTES

**ALL COUNCIL PRESENT**

1. **CALL TO ORDER**

Mayor Dub Pearman opened meeting.

1. **MELISSA LEVINS-RAFTELIS REGARDING STORMWATER**

M. Levins of Raftelis provided the results of the Stormwater Utility Rate Study. Ms. Levis defined enterprise fund for council and how Stormwater, as an enterprise fund, must pay for itself. M. Levins believes 3.5 million GEFA loan will be enough to complete the entire project. Stormwater rates will be raised from $5 per residence to $12.75 in 2027 and then $13.13 (3%) six months thereafter. Currently, no grants available. Rate Study is attached as Exhibit A. Councilperson Brady requested an executive summary to present to public.

1. **TRAIL PROJECT UPDATE**

H. Simmons has instructed Attorney Carson Sears to make arrangements to move forward with purchase of the Dorsey property. Brent Scarborough has given the City temporary access to cross his property. City can go around wetlands or build bridges across wetlands. While the City has easements from property owners for the sewer line, the easement is not for a multi-use trail. Discussed future park and possibly acquiring property. See attached Power Point presentation, labeled Exhibit B. Cost is approximately $400,000-$500,000 without bridges; an additional $150,000 with bridges; Cost of easements approximately $25,000. Project to start April/May 2024. Council prefers to take down trees rather than the building bridges as would save time and money. If the City is able to get access to the sewer easements for a multiuse trail, then Council wishes to move forward with the trail. Trail to be 10-12 foot wide. Council feels paving from City property to HOA property necessary for emergency vehicles. Item will be placed on November 6th agenda.

1. **KUBOTA MBR PRESENTATION-MEMBRANE BIO REACTOR**

The membrane alleviates the need for the clarifier process. See attached Exhibit C.

1. **TURNIPSEED**

Lamar Turnipseed presented sewer capacity study for Coweta Street Pump Station as well as Howard Road Pump Station based on developments coming into the City. Once new subdivisions begin, the City will be over severally over sewer capacity at these pumps. There is an immediate need for these pumps to be upgraded now and the City will need to add several additional pumps. Estimated cost of 8 million to upgrade pumps and add new lift stations. Please see attached Exhibit D. See also Keg Creek Project Cost Estimate attached as Exhibit E.

1. **ADJOURN**

Mayor Pearman made a motion to adjourn. Councilperson Reeder seconded the motion. Meeting adjourned.

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1. **CALL TO ORDER**

Mayor Dub Pearman opened meeting.

1. **PROPOSED BUDGET**

H. Simmons presented 2024 proposed budget summary. See Exhibit attached as Exhibit F.

Councilperson Reeder asked what LMIG funds were for. LMIG was explained/defined as fund for state highways.

Councilperson Foust would like clarification on line item for IT and if it would be cheaper to hire in-house. H. Simmons explained that it would not be cost effective to hire in-house.

Councilperson Brady asked about the $3500 contribution from City to DDA, as well as $6000 line item dedicated to City Hall Décor. H. Simmons explained that the $6000 will be used to pay for Christmas décor invoices that the DDA gives to the City to pay. It will not be transferred to the DDA. The DDA will receive its usual $3500.

Councilperson Brady asked for clarification on the Beautification line item of $150,000 for 2023 and only $6000 for 2024. H. Simmons explained that the trash cans and upgrading parking lots did not transpire in 2023 and were not going forward in 2024. Funds can be allocated to beautification if the project moves forward. LCI and SPLOST can also be used if necessary.

Councilperson Reeder asked the location of the budget line item for sidewalks, on Couch Street for example. H. Simmons explained money is in contingency ready for council to decide on what to do. Some of the required funds can come from LCI and/or SPLOST. H. Simmons further explained that Barnes Street sidewalk and paving are planned. H. Simmons is to get further clarification and plans for Councilperson Brady regarding project and crosswalks. We will know more about LCI funds in 18 months. LCI will be used for Uniform Development Code and Walkability Study. Masterplan to be complete possibly by March of 2024. SPLOST funds can cover some of the projects on the project list.

H. Simmons asked Council if we are no longer moving forward with the right turn lane on Couch as it was voted on. Councilperson Foust would like a roundabout instead. H. Simmons explained there isn’t enough room for a roundabout. At this point, Councilpersons Grover and Brady are not in favor of the turn lane.

Councilperson Brady would like an update on plans for traffic calming measures. Per H. Simmons, six speed signs are ordered. PD will need to determine placement. The City can order more if necessary.

Councilperson Foust requested an update on the lights at golf cart crossing. H. Simmons will put the lights/speed detector on Rockaway in an attempt to slow traffic. The device can also track speed data. There is significant cost to put at other crossings and this will be taken into consideration when determining the necessity at other crossings within the City.

LMIG-Mayor Pearman would like to look at painting the pedestrian crosswalks. Public works is currently working on a list of all signs, crosswalks and handicap spaces needing attention.

Councilperson Brady would like a list of all debt services for the City.

Councilperson Foust asked what the big picture is for the LCI. Mayor Pearman and Councilperson Reeder explained that LCI isn’t a masterplan but more so to provide direction/context for budget. J. Fisher stated we have a prospect for a City Planner. The LCI should set the city up for grants in the future.

Councilperson Brady asked for a creation of a 100 day plan, a list of small incremental projects that will impact the community.

SPLOST PROJECTS-Please see Exhibit G.

The City has 12 proposed projects. Projects are weighted as to their importance per Council.

Councilpersons Foust and Grover to take the lead on starting Parks & Recreation committee. For the Marimac Lake/Stone Lodge, Freeman Sasser Bldg. and Seavy Park Phase II, need to get a project list together. Possibly, in the future, hire a full time person for managing the use of the facilities.

Splost dollars can be used for roads, streets, bridges and sidewalks.

Regarding Public Safety-looking to expand police department as well as upgrade courthouse audio/visual.

The Depot/Welcome Center will become more of a priority if the trolly moves forward. If DDA is to move into the new Welcome Center once built, maybe the DDA should use the funds from the old DDA bldg. to put towards the new Depot/Welcome Center.

New City Hall on the back burner.

Housing Authority-Wants City to be involved in property swap of property on Coweta. Potential to tear down old housing residences and build an apartment complex. See RFQ attached as Exhibit H.

1. **ADJOURN**

Mayor Pearman made a motion to adjourn. Councilperson Reeder seconded the motion. Meeting adjourned.

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D. Lynn Carter, MMC Mayor William D. Pearman, III