MINUTES

APRIL 1, 2024

CITY OF SENOIA

MEETING OF MAYOR AND COUNCIL

505 HOWARD ROAD

6:00PM WORK SESSION

COUNCIL MEETING IMMEDIATELY FOLLOWING

**WORK SESSION**

**COUNCIL PRESENT: Mayor Pearman, Councilpersons Grover, Foust and Reeder**

**Update on Seavy Park Trail**

City Manager, Harold Simmons, updated Council on the easement agreements acquired 4/1/24. Now that the property is acquired, the City will be moving forward with the trail.

As there were no further items to discuss in the work session, Mayor Pearman moved into the regular session.

**COUNCIL MEETING**

**COUNCIL PRESENT: Mayor Pearman, Councilpersons Grover, Foust and Reeder**

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

Mayor Pearman 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. **APPROVAL OF APRIL 1, CITY COUNCIL AGENDA**

Motion to amend agenda to add item 6/I-Appoint Dan Lane as Treasurer to the DDA made by Mayor Pearman with unanimous consent. Motion to approve the agenda as amended made by Councilperson Reeder and 2nd by Mayor Pearman. Motion carried with 4 votes in favor.

1. **APPROVAL OF MARCH 4, 2024, CITY COUNCIL MEETING MINUTES**

Motion to approve minutes made by Councilperson Grover and 2nd by Councilperson Foust. Motion carried with 4 votes in favor.

1. **CLAIMS AGAINST THE CITY-County/Newberry Bluff a/k/a Silver Springs**
2. **PUBLIC HEARINGS**
3. **200 Mulberry Drive-Pool Variance:**

Presented by City Engineer, Dana Johnson. Applicant proposes to install a pool with decking that extends into the side setback approximately 13.90 feet. Applicant proposes an engineered retaining wall that would be inside the privacy fencing. The topo creates a hardship on the applicant. HOA has given a letter of support. No public comment. Motion to approve made by Mayor Pearman and 2nd by Councilperson Reeder. Motion passes with 4 votes.

1. **102 Lower Creek Trail (Lot 66)-ROW Variance:**

Presented by City Engineer, Dana Johnson. Applicant is requesting to reduce of 5 foot of the right of way portion to accommodate a larger buildable area for Lot 66.Mayor Pearman states that builder needs to be well aware of the sewer clean-outs as the city will not be responsible for any cleanup from sewer clean out. No comments from public. Mayor Pearman made motion to approve variance with the understanding regarding sewer clean out and 2nd by Councilperson Grover. Motion carried with 4 votes in favor.

1. **Forza-Commercial Corridor Overlay and Stream Buffer Variances:**

Presented by City Engineer, Dana Johnson. Applicant is requesting two variances. First variance is a request to not be made to adhere to the architectural portion of the ordinance in the historical overlay as this development is lite industrial as well as remove the City’s 50 foot buffer required by ordinance. Applicant will also seek the EPD’s approval of removing the EPD’s 25 ft buffer. (See attached application). Applicant, Nick Fouts, approached council regarding plans. Councilperson Grover is in agreement to allow the building material and design presented by Fouts. Councilperson Reeder would like some assurances that the rendering provided is what will be used by Fouts. Fouts states the City could approve and/or reject plans submitted at a later date when it comes back before council.

Public Comment: Susan Whatley, Senoia, GA

Will this project be seen from road? Ms. Whatley does not like the current sewer plant that is currently seen from the road. Mayor Pearman states the sewer plant will have more vegetation once complete. Dana Johnson states Fouts’ project will be obscured by the buffer required. Forza property also slopes downhill. No further public comment.

Mayor Pearman made motion to remove the material required for the 16/85 overly specifically for lite industrial and that it be built substantially like the rendering presented to council and motion was 2nd by Councilperson Foust. Motion carried unanimously.

Second Variance request to remove the 50 foot riparian buffer required by the City. Applicant is also planning to approach the EPD to remove their 25 foot required buffer. Applicant suggests replanting 30% of the canopy coverage. Staff does not feel 30% is enough. Mayor Pearman wants to see actual plans before this variance is granted and suggests tabling this item. No comments from public. Mayor Pearman makes motion to table this portion of the application and 2nd by Councilperson Reeder. Motion carried with 4 votes.

City Manager, Harold Simmons, asked if this property would be open to public as originally indicated by Mr. Fouts or if it would be for employees only. Applicant Fouts stated he would have to consult a lawyer about liability issues.

1. **NEW BUSINESS**
2. **Tractor Supply Overlay Plans Approval**

Presented by City Engineer, Dana Johnson. All of Council’s suggested changes were made to the Tractor supply plans and plans were resubmitted based on requested changes. No comments from council. No comments from public. Motion to approve plans made by Mayor Pearman and 2nd by Councilperson Grover. Motion carried with 4 votes.

1. **Water Plant Electrical Updates**

Presented by Water Plant Supervisor, Jessie Cox. Ms. Cox is proposing an electrical upgrade to the water department building. ARPA money to be used for upgrades. Motion to approve upgrade not to exceed $900,000 made by Mayor Pearman and 2nd by Councilperson Reeder. Motion carried unanimously.

1. **Ordinance 24-03 Land Development. Water Supply**

1st Reading: Presented by Public Works Director, Jimmy Hall. Ordinance was last updated in 2019. Currently City is updating its ordinance to comply with EPD standards. No public comment. No comments from council. Motion to approve 1st reading of Ordinance 24-03 made by Mayor Pearman and 2nd by Councilperson Foust. Motion carried unanimously.

1. **Resolution No. 24-04 Approving Revenue Bonds for Charter School**

Presented by City Manager Simmons. Motion to approve Resolution 24-04 approving Revenue Bonds for Charter School made by Councilperson Reeder and 2nd by Councilperson Grover. Motion carried with 4 votes.

1. **Road Closures for Filming-The Bondsman**

Presented by Police Chief, Jason Edens.

Barnes/Middle to Couch St.

4.11-12.24 Set up

4.15.24 Filming

398 Pylant Street, between Johnosn & Seavy

4.12.24 Set up

4.15.24 Filming

Village West, Hwy. 16

4.15-16.24 Set up

4.16-18.24 Filming

Johnson/Seavy including Horseshoe Bend, Branch/Seavy: City park to remain open. Soft closure at Hwy. 85. Hard closure at Keg Creek.

4.18.24 Set up

4.19.24 Filming

Motion to approve road closings made by Mayor Pearman and 2nd by Councilperson Grover. Motion passed with 4 votes.

1. **Budget Amendment**

Presented by City Manager, Harold Simmons. Per Auditor’s suggestion, to close out 2023 budget, need to close out the following accounts and move funds into general account.

0000 (Revenue) Ins Premium Tax 100-0000-316200 154,324

0000 (Revenue) ARC Grant LCI 100-0000-334150 97,016

0000 (Revenue) Sale Gen Fixed Assets 100-0000-392100 200,048

Total $451,388

Motion to accept the 2023 budget amendment made by Mayor Pearman and 2nd by Councilperson Foust. Motion carried unanimously.

1. **Resignation of Councilperson Tracy Brady**

Mayor Pearman read Councilperson Brady’s resignation. Motion to accept resignation made by Mayor Pearman and 2nd by Councilperson Reeder. Motion passed unanimously. Councilperson Grover states that Ms. Brady’s resignation is a huge loss to the City. Councilperson Reeder is in agreement with Grover. Mayor Pearman states her resignation is a tremendous loss. Mayor Pearman made motion to appoint Councilperson Reeder as Mayor Pro Tem. Motion 2nd by Councilperson Grover. Motion passed with three votes and one abstaining. Mayor Pearman stated that a special election will be held at a later date.

1. **Tree Committee Appointment of Brooke Baker**

Motion to appoint Brooke Baker to Tree Committee made by Mayor Pearman and 2nd by Councilperson Foust. Motion carried unanimously.

1. **Downtown Development Authority Appointment of Doug Lane as Treasurer**

Motion to appoint Doug Lane as Treasurer of the Downtown Development Authority made by Mayor Pearman and 2nd by Councilperson Reeder. Motion carried unanimously.

1. **Executive session-Land**

Mayor Pearman made consent motion to enter into executive session to discuss possible land acquisition.

Mayor Pearman made motion to end executive session and re-enter council meeting. Motion 2nd by Councilperson Foust. Motion passed with 4 votes.

1. **ANNOUNCEMENTS**
2. Mayor Pearman announced City Engineer, Dana Johnson’s departure from the City. Thanked Ms. Johnson for her service.
3. For Parks & Recreation information, please reach out to Councilpersons Grover and/or Foust
4. April 19, 2024 Alive After Five
5. April 6, 2024 Farmers Market

**Mayor Pearman opened meeting to public comment.**

John Meiller, 1401 Line Creek Road, Senoia, Georgia

Does not approve of a HUD development. Cautions Council against Hud 200-400 units as City Council has no control over how the Housing Authority approves applicants.

1. **ADJOURN**

Motion to adjourn made by Councilperson Reeder and 2nd by Councilperson Foust. Motion carried with 4 votes in favor.

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City Clerk, D. Lynn Carter, MMC Mayor, William “Dub” Pearman, III