

**AUGUST 20, 2018  
CITY OF SENOIA  
MEETING OF MAYOR AND COUNCIL  
505 HOWARD ROAD  
6:00 PM**

**VISITORS: Chris Poje, Kristal & Shane Olson, Doug Kolbensschlag, Curtis Hindman, Harold Simmons, Andrew Whalen, Debby Volk, Dina Rimi, Frank Zeidler, Suzanne Helfman, Norman Koenighaus, Rod Wright, Tom Malone, Michael Rimi and Stacy Fisher**

**FULL COUNCIL PRESENT**

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

Mayor Fisher welcomed those in attendance and all stood for the Pledge of Allegiance. Mayor Fisher 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 MEETING-Wastewater System Improvements-6:00 PM**

**A. Comments from Chris Poje of G. Ben Turnipseed Engineers**

Representing G. Ben Turnipseed Engineers, Chris Poje introduced himself to all and began a thorough explanation of the proposed sewerage system improvement project for the City. The scope of the project was then summarized as the construction of a 1.0 MGD water pollution control plant with a direct discharge to Keg Creek and upgrades to the collection system. The City received a preliminary wasteload allocation from the Georgia Environmental Protection Division for a 1.0 MGD direct discharge to Keg Creek. Mr. Poje stated that the proposed water pollution control plant will be constructed on City owned property along State Route 85 which currently is vacant and wooded. The collection system upgrades will be constructed in City right-of-way along roads and in sewer easements. Mr. Poje then invited questions and Mayor Fisher asked those who wished to view the proposed designs closer to step forward.

**B. Comments from Public**

**Shane Olson of 207 Magnolia Street in the Stone Bridge Subdivision** stated that his residence is located directly across the street from the proposed site and asked what the City has planned in order to not affect the quality of life in reference to odor some plants emit, further stating concern with the operational impact this location will have to the 40 homes across the street. Mr. Poje stated that placement of the structure on the site is key, construct taller berms along with plans to offset the driveways which were then referenced on the 2 design options. Mr. Poje stated that the city has also agreed to utilize low speed aerators which along with proper maintenance, is instrumental in odor control. After reviewing both design options, **Kristal Olson of 207 Magnolia Street in the Stone Bridge Subdivision** asked who selects which design and what is the proposed time frame of the project. Mr. Poje informed all that the design selection will be dictated by project cost and total process from tonight thru completion will be roughly 2-1/2 years.

3. **PUBLIC MEETING-To Discuss Sewer System Improvements and Application for Loan/Grant from USDA Rural Utilities Service Program-6:30 PM**
  - A. **Comments from Chris Poje of G. Ben Turnipseed Engineers**

Moving on to the funding portion for the sewer system improvement project, Mr. Poje summarized the application and financial underwriting process. The total estimated project cost is approximately \$12 million and will be funded through a combination of USDA Rural Development loan and grant funds. USDA grants are based on median household incomes with a 40-year amortization schedule and the current USDA interest rates were reviewed.
  - B. **Comments from Public**

There were no questions from Council or the public on the financing portion of the proposed sewer system improvements project. With no further discussion or questions, Mayor Fisher thanked Mr. Poje for his thorough presentation and the meeting was adjourned at 7:00 PM.
4. **APPROVAL OF AUGUST 6, 2018 CITY COUNCIL MEETING MINUTES**

Councilman Grover made motion to approve the August 6, 2018 City Council meeting minutes as presented & was 2<sup>nd</sup> by Councilman Graham. Vote to approve was 3-0-2 (Fisher and Eichorst absent from meeting).
5. **CLAIMS AGAINST THE CITY-None**
6. **ADMINISTRATIVE/FISCAL MATTERS**
  - A. **Norfolk Southern-Lease Agreement -Main & Travis Street**

Mr. Simmons stated that the Main & Travis Street lease agreement is to allow the City to build a permanent structure (public restrooms) within the railroad right-of-way. Councilman Grover made motion to approve the lease agreement with Norfolk Southern as presented & was 2<sup>nd</sup> by councilman Eichorst. Motion carried unanimously.
  - B. **Norfolk Southern-Pipe License Agreement-Highway 85 Bridge**

With the bridge replacement on Highway 85 planned to begin this October, the City has asked the State to allow the permanent attachment of 2 lines; one 8" and the other 16" for water and sewer to the bridge itself. Mr. Simmons presented the pipe license agreement received from Norfolk Southern consisting of a \$2,500 administrative fee as well as \$1,000 insurance fee and is recommending approval. Councilman Eichorst asked if the new bridge is planned for 4 lanes & was told no, it will remain 2 lanes. Mayor Fisher asked City Attorney Andrew Whalen if the contracts are acceptable to form & was told yes. Mayor Fisher then made motion to approve the pipe license agreement as presented & was 2<sup>nd</sup> by Councilman Grover. Motion carried unanimously.
7. **UNFINISHED BUSINESS-None**
8. **NEW BUSINESS**

**A. Library Impact Fee-Consider Awning Purchase for Senoia Library**

City Manager Harold Simmons stated that the Senoia Library has requested the purchase of 2 awnings that will provide cover and shade for their patrons who sit outside to read. The cost for the 2-11 x 8 awnings is \$9,022.86 and will be paid with Library Impact Fees. The balance of the account can be used after the realignment of Pylant Street and Hwy. 16 is completed for needed landscaping. Councilman Eichorst made motion to approve the purchase of the awnings as presented for the Senoia Library & was 2<sup>nd</sup> by Councilman Grover. Motion carried unanimously.

**B. Application for Annexation Received from Rod Wright Corp.-Tax ID#162-1259-001A on Standing Rock Road**

Developer Rod Wright asked Council to consider his application for annexation. Mr. Wright is planning "Standing Oaks", a 30 lot subdivision with RH zoning that will sit on 23.5 acres, a portion of which sits in the County. Councilman Grover stated the proposed plan he viewed indicates 28 lots, not 30. Mr. Wright feels he can accommodate 30. Councilman Eichorst asked about the RH zoning & was told by Community Development Director Dina Rimi that the property does not qualify for RH zoning and the correct zoning would be R-40-C. Councilman Eichorst then stated that R-40-C zoning allows for 21 lots. City Attorney Andrew Whalen reminded all that Council is to either accept or deny the application for submission to Coweta County this evening as plans will eventually come back before Council. Councilman Grover stated he likes the project and is willing to send it to the County. Mr. Wright would like a "good feeling" from Council on the ability to achieve 28 lots. Mayor Fisher asked for a closing date on the property & was told it hasn't been set yet. The Mayor then suggested if closing will not be within the next 30-days, to send the application to Coweta County for process and await their report as the City is not trying to deny but cannot commit to the number of approved lots. Mayor Fisher made motion to accept the Annexation Application for submission to Coweta County & was 2<sup>nd</sup> by Councilman Pearman. Vote to approve was 4-1 with Councilman Eichorst against.

**C. Jacob's Table-Special Event Request**

Jacob's Table owner Jules Orne is asking Council to approve her request to hold the special event "Hot August Nights" on August 25<sup>th</sup> from 6-9:30 in the parking lot behind Hilary's Bistro. Ms. Orne then read positive comments on a similar event held earlier in the year. Councilman Eichorst asked if there will be signage, gates and crowd control & was told yes. Ms. Rimi stated that the application and all else is in order. Councilman Grover made motion to approve the special event request as presented & was 2<sup>nd</sup> by Mayor Fisher. Motion carried unanimously.

**D. Reschedule September 3, 2018 City Council meeting**

With the Labor Day Holiday falling on September 3<sup>rd</sup>, Mayor Fisher made motion to reschedule the September 3<sup>rd</sup> meeting to September 10<sup>th</sup>. Motion was 2<sup>nd</sup> by Councilman Eichorst and carried unanimously.

**9. APPEARANCES FROM THE FLOOR-None**

**10. ANNOUNCEMENTS**

- *Cruisin' to the Oldies* Car Show Saturday, September 29<sup>th</sup> 11:00-5:00

**11. ADJOURN**

Mayor Fisher made motion to adjourn the August 20, 2018 City Council meetings & was 2<sup>nd</sup> by Councilman Pearman. Motion carried unanimously.