

**OCTOBER 15, 2018
CITY OF SENOIA
MEETING OF MAYOR AND COUNCIL
505 HOWARD ROAD
7:00 PM**

VISITORS: Michael Meshkaty, Alex Holt, Tim & Sharon Harper, Doug Kolbensschlag, Leonard Thompson, Robert Hannah, Larry & Teresa Wilhite, Bill Tyre, Suzanne Pengally, Frank Zeidler, Curtis Hindman, Sarah Campbell, Jim Renwick Paul Tully, Harvell Walter and Donald Trissler

COUNCIL PRESENT: Fisher, Eichorst, Grover and Pearman

COUNCIL ABSENT: Graham

1. WELCOME VISITORS/CALL TO ORDER

Mayor Fisher welcomed those in attendance and all stood for the Pledge of Allegiance. Mayor Fisher then declared this an open meeting duly convened under the Open Meetings Law after receiving confirmation from the City Clerk that all legal requirements have been met.

1. PUBLIC HEARING-Variance 8309 E. Hwy. 16/Reduction in Square Footage & Setbacks

A. Comments from Applicant- McIntosh Trail Partners and Century Communities

Representing the applicant, Michael Meshkaty of Century Communities thanked Council for their consideration of the applied for variance for the property located at 8309 E. Hwy. 16 consisting of 167 acres. Mr. Meshkaty continued that initially there were three variances applied for (entrance removal & side setbacks) however, it was agreed to withdraw the first two and only apply for the reduction in heated sq. ft. from 2,000 to 1,600, which is intended for age-targeted residents of 55 and older. The 1,600 sq. ft. homes will be located in Phase 3, 4 and 5 of the subdivision with 2,000 sq. ft. homes planned for Phases 1 & 2.

B. Comments from Community Development Director

CCD Dina Rimi stated that the requested reduction in home sizes for phases 3, 4 and 5 are similar to other developments constructed and marketed towards senior living.

C. Comments from Public

Harvell Walter of Tinsley Way asked if the setbacks were changing and is the original number of homes planned & was told no on both; that application had been withdrawn on the setbacks and the original number of homes are still planned. Mr. Walter then asked if DOT is counting cars as a counter has been placed in the area. The City was unaware of the counter however; Mr. Meshkaty stated that Century Communities ordered a traffic study at that location. Robert Hannah of 2655 Highway 85 feels the City will be setting precedence in allowing a reduction in square footage. Paul Tully of Tinsley Way asked for the price point of the 1,600 sq. ft. homes & was told from \$200,000 to \$350,000. Mr. Tully then reminded all that there is an old easement into Big T Airport for emergency vehicles only and asked that it remain that way.

D. Council Comment & Action

With no additional discussion, Mayor Fisher made motion to approve the variance request for the reduction in sq. ft. from 2,000 to 1,600 for the homes planned in Phases 3, 4 and 5 only. Motion was 2nd by Councilman Grover and carried unanimously.

2. APPROVAL OF OCTOBER 1, 2018 CITY COUNCIL MEETING MINUTES

APPROVAL OF OCTOBER 3, 2018 COUNCIL & AUTHORITY WORK SESSION MINUTES

APPROVAL OF OCTOBER 6, 2018 COUNCIL BUDGET WORK SESSION MINUTES

Councilman Pearman made motion to approve the October 1, 3 and 6th 2018 meeting minutes as presented & was 2nd by Councilman Eichorst. Motion carried unanimously.

Mayor Fisher noted the Agenda would be amended for the addition as 7-C "Street Closure Request-Stalwart Films"

3. CLAIMS AGAINST THE CITY-None

4. ADMINISTRATIVE/FISCAL MATTERS

A. Consider Contract with Charles Abbott & Associates

Mr. Simmons would like Council to consider changing our inspection services to Charles Abbott Associates for FY 2019 as they have offered to the City a 15% saving on each inspection (from 80% to 65%) and provide an onsite/in house inspector as needed. Councilman Eichorst stated that the contract is not just very good in cost but assistance to the City as well. After short discussion, Mayor Fisher made motion to approve the contract for inspection services with Charles Abbott Associates beginning January 1, 2019. Motion was 2nd by Councilman Pearman and carried unanimously. A 30-day termination letter informing our current provider of the change will be mailed to our current provider this week.

5. UNFINISHED BUSINESS-None

6. NEW BUSINESS

A. Consider Purchase of 3 Mowers-Public Works

Mr. Simmons asked Council to consider the purchase of three Grasshopper 325D. 52" mowers for Public Works at a cost of \$34,800, which includes safety caution lighting and City decals, adding that the funds had previously been allocated to the 2018 budget. Mayor Fisher made motion to approve the purchase of the three Grasshopper mowers as presented for a cost of \$34,800. Motion was 2nd by Councilman Grover and carried unanimously.

B. Consider Purchase of Chairs for Coweta County Library

Mr. Simmons reminded all that at the August 20th Council meeting the purchase of two awnings for the Senoia Library was approved. It appears that the individual who quoted the project is not able to see it thru and therefore, the Library would like to request a change from the purchase of the awnings to the purchase of 15-chairs for the outside at a total cost of \$5,100. Original motion will not need to be rescinded as the reason for the change is reflected in the minutes. The chairs will be funded thru the Library Impact Fees. Mayor Fisher made motion to approve the chair purchase for the Senoia Library at \$5,100 & was 2nd by Councilman Grover. Motion carried unanimously.

C. Street Closure Request-Stalwart Films

Mr. Simmons stated that initially Stalwart did not anticipate the closure however, their plans have changed and they are asking that Dolly Nixon from Fox Lane to Luther Bailey Road be closed on October 16 from 6 AM to 5 PM for filming. Although abstaining from future action taken on this item, Councilman Pearman pointed out that on previous road closures the public had notice well in advance unlike this time. Mr. Simmons stated that he would speak to them regarding notice of future closures. Mayor Fisher made motion to approve the request from Stalwart as presented & was 2nd by Councilman Grover. Vote to approve was 3-0-1 (C. Pearman abstained from vote).

7. APPEARANCES FROM THE FLOOR-None

8. ANNOUNCEMENTS-None

9. ADJOURN

Mayor Fisher made motion to adjourn the October 15, 2018 City Council Meeting & was 2nd by Councilman Eichorst. Motion carried unanimously.