

Minutes
Regular Meeting of the Mayor and Council
City of Chattahoochee Hills, Georgia
March 7, 2017 / 6:30 p.m.

Call to Order

Mayor Reed called the meeting to order at 6:30 p.m. Councilmembers in attendance were James Stephens, Richard Schmidt, Claire Williams, Faye Godwin, and Don Hayes. All members were present. Also present was City Attorney Rick Lindsey. Mayor Reed led the assembly in the Pledge of Allegiance.

Review and Approval of Agenda

Mayor Reed requested that agenda be amended as follows:

- 1. Remove Agenda Item No. 17-873 Resolution appointing members to the Planning Commission*
- 2. Add a presentation by Joe Barasoain, Director of Fulton County Emergency Services E911, recognizing Chattahoochee Hills for providing personnel and resources for Hurricane Matthew disaster incident Management in South Georgia*
Councilmember Schmidt made a motion to approve the agenda as amended. Councilmember Godwin seconded. The motion passed unanimously.

Approval of Minutes

- 1. Minutes of the Regular Meeting of February 7, 2017*
Councilmember Godwin made a motion to approve the minutes of the Regular Meeting of February 7, 2017. Councilmember Stephens seconded. The motion passed unanimously.

Staff Reports

Financial Update: City Manager Robert Rokovitz

Mr. Rokovitz gave an update on the financials. The city is approximately 66 percent through the fiscal year. Revenue collections are at 81 percent and expenditures are at 60 percent. The budget process has started – staff is working on revenue projections and anticipated expenditures.

Fire Department Report: Greg Brett

Chief Brett reported there have been 106 incident calls to date. Firefighter/Paramedic Jason Terry will be leaving the department because he was recently promoted to Battalion Chief for College Park Fire Department. Fire Chiefs from the south Fulton area met on March 6th and updated the proposed contract with American Medical Response (AMR). The next steps are to present the proposed contract to each of the cities and then meet with AMR. Chief Brett explained state law requires patient transport services must be provided by a private entity. A fire department that did not already possess a patient

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transport license at the time the state law was enacted cannot obtain a license.

Police Department Report: Stoney Mathis

Chief Mathis reported there have been no personnel changes. This marks five months in a row with no personnel changes. There were two investigations in February – one natural death and one burglary. Other statistics for February were 117 citations, 89 warnings, 18 parking citations, 20 arrests, and 26 reports.

Public Works/Parks Report: Darold Wendlandt

Mr. Wendlandt said that there will be a 5k/10k race being held in Cochran Mill Park on March 25th. Staff has been working on the ball field at Rico Park to get ready for the upcoming ball season. Grading on Garretts Ferry Road is complete, and staff is currently working on Barnes Road. He also said that the equipment purchased to work on the dirt road will also be used to clip the sides of paved roads when paving starts.

Community Development: Mike Morton

Mr. Morton reported there were ten building permits, none of them for new residential construction, and five Certificates of Occupancy issued in February. At the upcoming March 16th Planning Commission meeting, there will be a public hearing on the proposed sign ordinance. The Planning Commission has stated that they want public input on the sign ordinance.

Presentations/Proclamations

- 1.** Recognition of Chattahoochee Hills for providing personnel and resources for Hurricane Matthew disaster incident Management in South Georgia – presented by Joe Barasoain, Director of Fulton County Emergency Services E911.

Mr. Barasoain presented a proclamation from the Fulton County Board of Commissioners to Fire Chief Greg Brett and the city. He said that Chief Brett was an asset to the Georgia Incident Management Team that assisted in south Georgia after Hurricane Matthew. He thanked the city for allowing Chief Brett to be a part of that team.

Public Comment

Ben Hoffman, 10975 Hutcheson Ferry Road – said he was happy with some of the changes in the proposed sign ordinance but there are still many signs in the city that would be in violation of the new ordinance. He cautioned the city to really look at what is trying to be accomplished with the proposed changes.

Public Hearings

City Attorney Rick Lindsey read the rules for the Public Hearings.

- 1. Item 17-870:** Public Hearing and Action to consider an application for an Alcohol Beverage License for Off Premise Package Sales – Wine and Malt Beverages. The name in which the license is to be issued – MD Palmetto, Inc. D/B/A Thrift Food

The City of Chattahoochee Hills Mayor and City Council encourage citizen participation in the government process. Should you by reason of a disability need a special accommodation or need accessibility information, please contact the City Clerk's office at 770-463-8881.

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Mart/Licensee – MD Dalwar Hossain. The location of the premises – 3939 Cascade Palmetto Highway.

Mayor Reed opened the Public Hearing.

City Clerk Dana Wicher presented the item. The applicant is the new owner at the convenience store/gas station at 3939 Cascade Palmetto Highway. The previous owners had a license for beer package sales. The new owner applied for beer and wine package sales. The application was approved by staff. The applicant was present at the meeting and available to answer any questions.

There was no public comment.

Mayor Reed closed the public hearing. Councilmember Schmidt made a motion to approve Item No. 17-870. Councilmember Stephens seconded. The motion passed unanimously.

- 2. Item 17-867:** Public Hearing and Action on an Ordinance Amending the Charter by Deleting Appendix “B” of the Charter in Its Entirety and Replacing It with a Revised Appendix “B” Adopted by the City Council Under the Home Rule Powers Found in O.C.G.A. Sections 36-35-3(b) and 36-5-401 to Reapportion the City Council Districts 1 through 5 due to Annexation and as Otherwise Required by Law.

Mayor Reed opened the Public Hearing.

City Attorney Rick Lindsey presented the item. The reapportionment is required because of the annexations that were done in the last two years. He gave a summary of the history of the laws and the goals of redistricting. He also presented a comparison of the original districts, the 2011 districts, and the proposed districts.

City Attorney Rick Lindsey read a written statement from Alton Powell. Mr. Powell stated the district lines need to be changed in District 4 in order to divide Serenbe into several districts. He said that candidates who live outside of Serenbe are at a disadvantage because the Homeowners Association restricts outside candidates from knocking on doors and contacting residents directly. Candidates who reside in Serenbe do not have this restriction and have a tremendous advantage.

There was no other public comment.

Mayor Reed closed the public hearing. Councilmember Hayes made a motion to approve Item No. 17-867. Councilmember Godwin seconded. Councilmember Schimdt asked if the vote should be postponed until the issue brought up by Mr. Powell was looked into. City Attorney Rick Lindsey responded that it was an issue separate from redistricting. Mayor Reed asked staff to look into the issue and called for the vote. The motion passed unanimously.

- 3. Item 17-868:** Public Hearing and Action on an Ordinance to Amend and Revise Chapter 20 City of Chattahoochee Hills Zoning Ordinance and for All Other Purposes Related Thereto – proposed changes to Accessory Dwelling Unit regulations.

City Planner Mike Morton presented the item. The proposed changes replace the current code by limiting the size of an accessory dwelling unit to 960 square feet or to the floor area of the principal structure, whichever is smaller; limiting to one accessory dwelling per lot; and requiring the site plan identifies an off-street parking space. Additionally, the definition of an accessory dwelling is clarified to include an accessory unit within a principal structure. The Planning Commission voted 4-1 to recommend approval of the proposed revisions with an amendment to exclude stairwells and elevator when determining the size of the structure.

There was no public comment.

Mayor Reed closed the Public Hearing. Councilmember Godwin made a motion to approve Item No. 17-868. Councilmember Schmidt seconded. Councilmember Hayes said he was fine with the Planning Commission's recommended amendment. Councilmember Williams made a motion to amend the proposed ordinance to remove the square footage for stairwells and elevators when determining the size. Councilmember Godwin seconded. The motion to amend the proposed ordinance passed unanimously. The motion to approve Item No. 17-868 with the approved amendment passed unanimously.

Unfinished Business (None)

New Business

- 1. Item 17-871:** First Reading of an Ordinance to Revise and Amend the City of Chattahoochee Hills Sign Ordinance, Articles 4, 18, 19 and 27 to Comply with Recent Supreme Court Decisions and for Other Purposes.

City Planner Mike Morton presented the item. Review of the current sign ordinance was prompted due to a code enforcement complaint about a specific sign and recent Supreme Court decision. The City Attorney drafted proposed changes to the ordinance and the Planning Commission has recommended some additional changes. Public hearings are scheduled for the March 16th Planning Commission meeting and the April 11th City Council meeting. This is a first read and no action was taken.

- 2. Item 17-872:** Resolution appointing members to the Parks Commission.

Mayor Reed thanked Maribeth Wansley and John Graham for their service on the Parks Commission. Mayor Reed named the following as Parks Commission members: Diana Wilson, Kay Long, Roland Alston, Laurie Searle, and Tom Blum. Councilmember Schmidt made a motion to approve Item No. 17-872. Councilmember Godwin seconded. The motion passed unanimously.

- 3. Item 17-873:** Resolution appointing members to the Planning Commission
(Removed from Agenda)

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Mayor and Council Comments

Councilmember Stephens thanked Fire Chief Greg Brett for all of his work on the Emergency Service delivery issue and for keeping it in the forefront.

Mayor Reed pointed out what an amazing staff this little city has. He also gave his best wishes to Jason Terry.

Executive Session (None)

Adjourn Meeting *Councilmember Godwin made a motion to adjourn the meeting. Councilmember Hayes seconded. The motion passed unanimously and the meeting adjourned at 7:32 p.m.*

Approved this 11th day of April, 2017.

Dana Wicher, City Clerk

Tom Reed, Mayor