

Minutes
Regular Meeting of the Mayor and Council
City of Chattahoochee Hills, Georgia
August 1, 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, and Don Hayes. Councilmember Faye Godwin was absent. Also present was City Attorney Rick Lindsey. Mayor Reed led the assembly in the Pledge of Allegiance.

Mayor Reed called for a moment of silence for Benjamin Kamau Hosch, who recently passed away in Cochran Mill Park.

Review and Approval of Agenda

Mayor Reed requested that the agenda be amended as follows:

- 1. Add an Executive Session to discuss pending litigation.*
- 2. Table Agenda Item No. 17-902, an Ordinance to revise and amend Chapter 18, Offenses, Article I, In General, Section 18-7, Noise.*
- 3. Add Agenda Item No. 17-903, a Resolution to participate in the Cooperative Agreement with Fulton County's Development Block Grant Programs for Federal Fiscal Years 2018, 2019, and 2020.*

Councilmember Schmidt made a motion to approve the agenda as amended. Councilmember Hayes seconded. The motion passed unanimously.

Approval of Minutes

- 1. Minutes of the Regular Meeting of July 11, 2017*
Councilmember Hayes made a motion to approve the minutes of the Regular Meeting of July 11, 2017. Councilmember Williams seconded. The motion passed unanimously.

Presentations/Proclamations (None)

Staff Reports

Financial Update: City Manager Robert Rokovitz

Mr. Rokovitz gave an update on the financials. The city is 8.49 percent through the fiscal year. The unaudited estimated fund balance for Fiscal Year 2017 is approximately \$1,602,000. The tax digest should be available by August 29th.

Fire Department Report: Greg Brett

Chief Brett reported there have been 335 incident calls to date. The RFP process for the medical transport-capable unit is ongoing. The negotiations with American Medical Response have stalled and the area Fire Chiefs have asked the Georgia Department of

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Emergency Services to intervene. A final draft of the Mutual Aid Agreement between all the cities in South Fulton County except for the City of South Fulton should be ready soon.

Police Department Report: Stoney Mathis

Chief Mathis reported he interviewed six candidates and has offered a position to one of them. There were several investigations in July, including a child abuse case and an ongoing drowning investigation. He complimented Officer Amber Graham on her work on the investigations. Sgt. Dyer's wife recently had a baby, so he has been out on leave. Chief Mathis recently attended the Georgia Association of Chiefs of Police Conference in Savannah. Other statistics for July were 186 citations, 170 warnings, 24 parking citations, 27 arrests, 118 dispatched calls, and 51 reports.

Public Works/Parks Report: Darold Wendlandt

Mr. Wendlandt reported that all tractors are running and he has two right-of-way mowing crews working at all times. He has been working on the gravel roads and has just finished Hopkins Road and Old Phillips Road.

Community Development: Mike Morton

Mr. Morton reported there seven total building permits issued in July. Only one of them was a house permit. There were eight Certificates of Occupancy issued and 94 inspections done. There will be two public hearings related to agenda items 17-898 and 17-899 and continued work on the fence regulations at the next Planning Commission meeting.

City Manager Robbie Rokovitz reported that Court Clerk Shannon Stroup may be back to work this week. In her absence, Amber Graham handled court this week.

Mayor Reed said that he has spent a lot of time in other cities with much larger budgets, and the city is blessed to have such professional department heads and staff.

Public Comment

Sara Ann Alford, 7415 Hopkins Road – said she has lived on Hopkins Road for 51 years, and it has never looked as good as it does now. She complimented Public Works Manager Darold Wendlandt and his crew for the great job they are doing. She also complimented the entire staff and said it was the most professional group the city has had.

Public Hearings

There were no public hearings.

Unfinished Business (None)

New Business

- 1. Item 17-898:** First Reading of an Ordinance to Amend the Official Zoning Map to rezone 63.47 acres from the RL (Rural) District to the HM-MU (Mixed-Used

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.

Hamlet) District.

- 2. Item 17-899:** First Reading of an Ordinance for a Variance to the minimum required width of the District Buffer in the HM-MU (Mixed Used Hamlet) District.

City Planner Mike Morton presented Agenda Item No. 17-898 and 17-899. The rezoning and variances applications are for the “Serenbe Art Farm” property. Serenbe CH Properties, LLC has requested a rezoning of 63.57 acres from RL (Rural) to HM-MU (Mixed Used Hamlet) to expand the Serenbe hamlet. They have also requested a variance to the district buffer requirements. The property will be developed with arts-related space adding approximately 25,000 square feet of space in eight different buildings. The variance request is to reduce the 150 feet minimum to 30 feet. Those affected are a handful of single family residences and there is no impact from the road. Staff will provide further analysis along with recommended conditions ahead of the public hearings. No action was taken.

- 3. Item 17-900:** First Reading of an Ordinance for a Variance to the required Stream Buffer and Impervious Setback.

City Planner Mike Morton presented the item. The applicants, Thomas and Gail Swanston, have applied for a variance to reduce the stream buffer and impervious surface setback requirements too allow for expansion of the existing home at 7650 Rico Road #2. The existing house was built in the stream buffer before the city was incorporated. The proposed addition will not be any closer to the lake than the existing house but it will increase the footprint in the buffer and setback. The applicants propose construction of a new bedroom, bathroom, and closet to make the home wheelchair accessible. The proposal also includes measures to mitigate the possible negative effects of construction in the buffer. No action was taken.

- 4. Item 17-901:** An Ordinance adopting and enacting a New Code for the City of Chattahoochee Hills.

City Clerk Dana Wicher presented the item. Staff has been working with Municipal Code Corporation to codify the city’s ordinances into a single document. The codified ordinances will also be placed on the internet and allow for ease of use for citizens. Councilmember Schmidt made a motion to approve Item No. 17-901. Councilmember Stephens seconded. The motion passed unanimously.

- 5. Item 17-902:** An Ordinance to revise and amend Chapter 18, Offenses, Article I, In General, Section 18-7, Noise. *(Tabled)*

- 6. Item 17-903:** A Resolution to participate in the Cooperative Agreement with Fulton County’s Development Block Grant Programs for Federal Fiscal Years 2018, 2019, and 2020.

City Manager Robbie Rokovitz presented the item. The agreement is a continuation of an agreement that has been in place. It allows Fulton County to be qualified to get

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Federal funding. City Attorney Rick Lindsey said there are no monetary obligations in the agreement. There are some Federal policy obligations. Councilmember Stephens made a motion to approve Item No. 17-903. Councilmember Williams seconded. The motion passed unanimously.

Mayor and Council Comments

Councilmember Schmidt said the city is fortunate to have a great staff.

Councilmember Stephens agreed and said that it starts with the great leadership.

Mayor Reed commended the City Council for their leadership.

Executive Session

Councilmember Hayes made a motion to move into Executive Session to discuss pending litigation. Councilmember Stephens seconded. The motion passed unanimously at 7:18 p.m.

Councilmember Schmidt made a motion to come out of Executive Session. Councilmember Hayes seconded. The motion passed unanimously at 7:30 p.m.

Councilmember Williams made a motion to reconvene the Regular Meeting. Councilmember Hayes seconded. The motion passed unanimously at 7:31 p.m.

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

Approved this 12th day of September, 2017.

Dana Wicher, City Clerk

Tom Reed, Mayor