

Minutes
Regular Meeting of the Mayor and Council
City of Chattahoochee Hills, Georgia
June 5, 2018 / 6:00 p.m.

Call to Order

Mayor Reed called the meeting to order at 6:00 p.m. Councilmembers in attendance were Richard Schmidt, Claire Williams, Alan Merrill, and Don Hayes. Councilmember James Stephens was absent. Also present was Attorney Tom Lacy on behalf City Attorney Rick Lindsey.

Review and Approval of Agenda

Councilmember Schmidt made a motion to approve the agenda. Councilmember Merrill seconded. The motion passed unanimously.

Mayor Reed called for a motion to schedule a Work Session on June 28th at 5:30 p.m. Councilmember Merrill made the motion. Councilmember Schmidt seconded. The motion passed unanimously.

Approval of Minutes

1. Minutes of the Regular Meeting of May 1, 2018
Councilmember Schmidt made a motion to approve the minutes of the Regular Meeting of May 1, 2018. Councilmember Williams seconded. The motion passed unanimously.

Public Comment

There were no public comments.

Presentations/Proclamations (None)

Staff Reports

Financial Update: City Manager Robbie Rokovitz

Mr. Rokovitz reported the city is 91.2 percent through the fiscal year as of May 29th. The city has collected 113 percent of general fund revenue, 123 percent of projected hotel motel revenue, and 61.9 percent of projected TSPLOST revenue. TSPLOST revenue for May and June have not yet been collected. Expenditures are 81.3 percent for the general fund and 64.8 percent overall.

Fire Department Report: Greg Brett

Chief Brett reported that there was a fatal motor vehicle accident on Wilkerson Mill Road on May 13^h and the overall incident statistics are tracking to be the same as last year. As emergency medical transport services are being transitioned to Grady Healthcare System, the department is operating both MED51 and Engine 51 as advanced life support units. Homeland Security will be issuing a reimbursement to the city in the amount of \$14,237.17

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with a local cost share of \$1,879.94 for expenses related to Hurricane Irma.

Police Department Report: Stoney Mathis

Chief Mathis introduced new hire Officer James Harper. He also introduced Sergeant Kevin Digou. The statistics for may include five investigations, 254 citations, 219 warnings, 18 parking citations, 21 arrests, 44 reports, and 104 dispatched calls.

Public Works/Parks Report: Darold Wendlandt

Mr. Wendlandt reported that city staff is working more closely with developers, builders, and others doing work in the city, and staff is holding them accountable. The right-of-way crews are on the third cycle of the mowing schedule. Grading and ditching of Barnes Road is close to be completed, and Jones Ferry Road will be next. He also reported that ball season is over and was successful.

Community Development: Mike Morton

Mr. Morton reported there were a total of 17 building permits issued in May, with four of them being for new single-family residences. There also were two Certificates of Occupancy issued and 108 inspections completed. Two production permits were issued in May. A Campbellton Community planning meeting was held on May 29th, and he thanked the Campbellton Lodge for hosting the event and Laurie Searle for her help organizing and conducting the meeting. He also reported that he has received two applications that will require Council approval – a variance application for a pool and a rezoning application for Serenbe property.

City Council Discussion / Work Items (None)

Public Hearings

Attorney Tom Lacy read the rules for the public hearings.

- 1. Item 18-945:** Public Hearing and Action on an Ordinance to Adopt the Fiscal Year 2019 Budget for Each Fund of the City of Chattahoochee Hills, Georgia Appropriating the Amounts Shown in Each Budget as Expenditures, Adopting the Several Items of Revenue Anticipations, Prohibiting Expenditures to Exceed Appropriations, and Prohibiting Expenditures to Exceed Actual Funding Available.

City Manager Robbie Rokovitz presented the item. The Fiscal Year 2019 General Fund budget is approximately \$2.9 million and the overall budget including special revenue funds, capital, and TSPLOST is approximately \$5.7 million.

Mayor Reed opened the public hearing.

There was no public comment.

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Mayor Reed closed the public hearing.

Councilmember Hayes made a motion to table Item No. 18-945 until a Special Called meeting on June 28th. Councilmember Schmidt seconded. The motion passed unanimously.

- 2. Item 18-934:** Public Hearing and Action on an Ordinance to amend and revise Chapter 35 City of Chattahoochee Hills Zoning Ordinance and to change the Zoning Map – establish an HC (Historic Crossroads) District and change the zoning designation of approximately 7.66 acres at the north corner of Highway 154 and Highway 92 from RL to HC.
- 3. Item 18-946:** Public Hearing and Action on an Ordinance to approve a Special Use Permit for Gasoline and Fueling Stations in an HC Historic District and for all Other Purposes Related Thereto – special use permit application for property at the north corner of the intersection of Cascade Palmetto Hwy. and Campbellton Fairburn Road.
- 4. Item 18-947:** Public Hearing and Action on an Ordinance for a Variance to the Permitted Location of Fuel Pumps at Gasoline and Fueling Stations – variance application for property at the north corner of the intersection of Cascade Palmetto Hwy. and Campbellton Fairburn Road.

City Planner Mike Morton presented Item No. 18-934, Item No. 18-946, and Item No. 18-947. Item No. 18-934 is an ordinance to create a HC (Historic Crossroads) District and to map 7.66 acres at the corner of Highway 154 and Highway 92 to the new HC District. Item No. 18-946 is the special use permit application for a proposed development at the location. The development would consist of four buildings totaling 16,200 square feet and would include two fast food restaurants, a gas station, and retail space. Item No. 18-947 is a variance application requesting that the fuel pumps be allowed in the front of the buildings.

Mayor Reed opened the public hearing Item No. 18-934, Item No. 18-946, and Item No. 18-947.

The following person spoke in favor of the items:

- 1. Mike Lober, 301 Creek Stone Ridge, Woodstock, GA (on behalf of the applicant and the developer) – said that the developer is comfortable building to design standards that the city may want except for the requiring that the pumps be placed in the back. He said the bank will not issue a loan for a gas station with pumps behind the building.*

The following people spoke in opposition to the items:

- 1. Betty Todd, 3905 Church Street – said she is opposed to the plans for future development on the property. Her concerns include increased traffic, lack of sewer service, additional litter, and increased crime. She asked how the*

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development will improve the quality of life for the neighborhood.

- 2. Lee Brown, Campbellton Lodge #76, 7676 Church Street – said members of the Lodge are opposed to the development due to the historical perspective. He said that a gas station will detract from the historical lodge, Campbellton Methodist Church, the historical cemetery, and the Beavers House and Campbellton Park. He said the reasons not to approve the development far outweigh the reasons to approve and asked the Council to vote with their conscience.*

Mayor Reed closed the public hearing.

Councilmember Hayes made a motion to table Item No. 18-934, Item No. 18-946, and Item No. 18-947 until the July 3rd City Council meeting at the request of the developer who is currently out of town. Councilmember Williams seconded. The motion passed unanimously.

Unfinished Business (None)

New Business

- 1. Item 18-950:** Consideration of an application for a Concept Plan submitted by Jupiter Development, Inc. for the 7.66 acres at the north corner of Cascade Palmetto Hwy. and Campbellton Fairburn Road.

Councilmember Hayes made a motion to table Item No. 18-950 until the July 3rd City Council meeting. Councilmember Merrill seconded. The motion passed unanimously.

- 2. Item 18-951:** Cochran Mill Park bridge repair/replace award.
City Manager Robbie Rokovitz presented the item. The lowest bid for the fabricated bridge was received from Pioneer Bridges for the amount of \$58,316. The demolition of portions of the current bridge and installation of the new bridge are not included in the bid amount. The consultant chose to seek quotes for the demolition and installation thinking the cost would be within the spending threshold that only requires three written quotes and not sealed bids. However, the lowest quote was submitted by Georgia Development Partners for the amount of \$72,821.40. Although the amount of the quote is above the threshold for the sealed bid process, it would be difficult to now go through the sealed bid process. The RTP Grant will cover \$57,600 of the cost of the bridge and \$17,000 of the cost of the installation, so the combined fiscal impact is \$56,537.40. Consultant Bob Shelor answered questions from the Council.

Councilmember Schmidt made a motion to approve Item No. 18-951. Councilmember Merrill seconded. The motion passed unanimously.

- 3. Item 18-952:** Consideration of TSPLOST Paving Projects.
City Manager Robbie Rokovitz presented the item. DW Smith Design Group inspected

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the roads, and made the following recommendations:

- 1. Rico Road Part "B" (3.5 mi.) provide deep patching @ 3.5" with asphalt (19 mm) inlay; estimated at a cost of \$125,000*
- 2. Wilkerson Mill (2.5 mi.) provide deep patching @ 3.5" with asphalt (19 mm) inlay; estimated at a cost of \$100,000*
- 3. Cochran Mill (1.8 mi. overlay to overlay): This road is in very poor condition (the worst of any roads we inspected) and the damage is too widespread to effectively patch: perform Full Depth Reclamation (FDR) @ 8" depth with 2" asphalt surface course (12.5 mm); provide shoulder grading, grassing, striping, raised pavement markers and traffic control; estimated at a cost of \$575,000 - \$600,000*
- 4. Atlanta Newnan Road (1.5 mi. Hutcheson Ferry to County line) due to condition and level of construction traffic recommend FDR as above; estimated at a cost of \$500,000 - \$525,000*

Councilmember Merrill made a motion to approve Item No. 18-952. The motion died for lack of second.

4. Item 18-953: Resolution adopting revisions to the Fiscal Year 2018 Budget. *City Manager Robbie Rokovitz presented the item. The Non-Departmental Insurance line item needs to be increased by \$10,507 due to a change in the renewal date of the policies. Councilmember Schmidt made a motion to approve Item No. 18-953. Councilmember Williams seconded. The motion passed unanimously.*

5. Item 18-954: Ordinance to revise and amend Chapter 14, Land Development and Environmental Protection, Article IX, Tree Preservation. *City Planner Mike Morton presented the item. Proposed changes include limiting the single-family lots to which the ordinance applies, changes to some definitions, adding a requirement for specimen tree surveys with applications for preliminary plats and some land disturbance permits, and adding language establishing a Tree Board to satisfy Tree City USA requirements. Councilmember Hayes made a motion to approve Item No. 18-954. Councilmember Merrill seconded. The motion passed unanimously.*

6. Item 18-955: Consideration of a Memorandum of Agreement for the Development of the South Fulton Comprehensive Transportation Plan. *Mayor Reed presented the item. The city's local match is \$1,797.46. Councilmember Schmidt made a motion to approve Item No. 18-955. Councilmember Merrill seconded. The motion passed unanimously.*

7. Item 18-956: Ordinance to require new car washes to recycle water.

8. Item 18-957: Ordinance to prohibit waste of water.

City Planner Mike Morton presented Item No. 18-956 and Item No. 18-957. The ordinances are a requirement of the Metropolitan North Georgia Water Planning District. Councilmember Merrill made a motion to approve Item No. 18-956 and Item No. 18-957. Councilmember Williams seconded. The motion passed unanimously.

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Mayor and Council Comments

Councilmember Schmidt thanked Bob Shelor for work on the Cochran Mill Park bridge RFP. He also commented on the leadership of the department heads.

Mayor Reed thanked the Public Safety and Public Works staff and reminded them to take care of themselves, especially when working emotionally difficult incidents.

Executive Session (None)

Adjourn Meeting

Councilmember Merrill made a motion to adjourn the meeting. Councilmember Schmidt seconded. The motion passed unanimously and the meeting adjourned at 8:12 p.m.

Approved this 3rd day of July, 2018.

Dana Wicher, City Clerk

Tom Reed, Mayor