

Minutes
Regular Meeting of the Mayor and Council
City of Chattahoochee Hills, Georgia
January 15, 2019 / 6:00 p.m.

Call to Order

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

Review and Approval of Agenda

Mayor Reed requested that Item No. 19-006, Consideration of a change order to the 2018 TSPLOST paving project to fund another speed table on Cochran Mill Road at the northern trail crossing, be removed from the agenda in order for the Parks Commission to make a recommendation. Councilmember Schmidt made a motion to approve the agenda as amended. Councilmember Stephens seconded. The motion passed unanimously.

Approval of Minutes

1. Minutes of the Regular Meeting of December 4, 2018
Councilmember Merrill made a motion to approve the minutes of the Regular Meeting of December 4, 2018. Councilmember Schmidt seconded. The motion passed unanimously.

Public Comment

Jett Hattaway, 5545 Cochran Mill Road – spoke in favor Agenda Item No. 19-003 and No. 19-004. He said he would like to open a small community brewery in Chattahoochee Hills, but there currently are no ordinances in place that would allow it. He believes these uses are representative of the rural character of the area and would be a beneficial addition to the tax base.

Carter Williamson, Cherry Hollow Farms, 12525 Jones Ferry Road – said he wholeheartedly supports the Hattaways' endeavor. He said Chattahoochee Hills has the unique situation to build creative enterprises that can benefit from each other.

Presentations/Proclamations

1. Serenbe Conservation Easement Update – Doug Cloud
Doug Cloud, the environmental attorney who has been working on the Serenbe Conservation Easements, reported that eight additional easements have been recorded. This bring the total acres in permanent conservation to 109. The developer and the Serenbe Institute have entered into a partnership with the University of Georgia College of Environment and Design to create a baseline of conditions of the open space for the purpose of future enforcement and inspections.

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Staff Reports

Financial Update: City Manager Robbie Rokovitz

Mr. Rokovitz reported on the financials. The city is 50.14 percent through the fiscal year as of January 3, 2019. Revenues are 79 percent including Fund Balance, and expenditures are 41 percent.

Fire Department Report: Greg Brett

Chief Brett reported that the call statistics for 2018 were down slightly from 2017, but that was in part due to the improved response time from Grady EMS. The department has begun using new software which allows dispatching to come directly into the vehicles via laptop. Grady EMS continues to have good response times. The draft of the Automatic Aid Agreement with the City of South Fulton is currently being reviewed by them.

Police Department Report: Jim Little

Chief Little reported the statistics for December. There were 85 dispatched calls, 271 self-initiated calls, 339 residence checks, 130 business checks, 10 accident reports, 5 investigations, 81 citations, and 182 warnings. There are two candidates for the one open position. Detective Graham received POST Intermediate Certification.

Public Works/Parks Report: Darold Wendlandt

Mr. Wendlandt reported that grading on Jones Ferry Road has been completed and Old Rico Road is next on the schedule. Velocity has done some pothole patching and will be back in a few weeks to complete the job. There was dumping on Jenkins Road, and the Police Department is working on the investigation. The gravel road crew has been repairing potholes and washes while it has been too wet to do grading work.

Community Development: Mike Morton

Mr. Morton reported there were eleven single-family residence permits issued in December and a total of 51 single-family residence permits issued in 2018. Total permits for 2018 were up about 70 percent and Certificates of Occupancy for 2018 were up about 60 percent from the previous year. There will be public hearings for Agenda Items 19-001, 19-002, and 19-003 at the January 17th Planning Commission meeting.

Public Hearing

There were no Public Hearings.

Unfinished Business

There was no Unfinished Business.

New Business

- 1. Item 19-001:** Ordinance to approve a Special Use Permit for a Country Inn in the RL (Rural) District – special use permit application for property located at 8780 Atlanta Newnan Road. *(First Read Only)*

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City Planner Mike Morton presented the item. John Pepper Bullock has applied for a Special Use Permit for the property located at 8780 Atlanta Newnan Road. The proposal is to allow a Country Inn in the RL (Rural) District. The Inn is proposed to have 16-18 guest rooms, a meeting space, dining space, and gym. It will operate as an executive leadership center. No action was taken.

2. Item 19-002: Ordinance for a Variance to the limitations on the location of Accessory Structures in the HM-MU (Mixed-Use Hamlet) District – variance application for property located at 10780 Serenbe Lane. *(First Read Only)*

City Planner Mike Morton presented the item. The application is for a variance to allow an accessory structure in the first layer. The property location is for new construction. No action was taken.

3. Item 19-003: Ordinance to amend and revise Chapter 35, Zoning, to allow for small craft breweries, wineries, and distilleries. *(First Read Only)*

City Planner Mike Morton presented the item. The proposed text amendment adds a zoning land use and zoning regulations to allow small craft breweries, wineries, and distilleries. No action was taken.

4. Item 19-004: Ordinance to revise and amend Chapter 4, Alcohol Beverages, Articles I, II, V and VII to create a new license for breweries, distilleries, and to provide for the sale of alcoholic beverage at breweries, farm wineries and distilleries.

5. Item 19-005: Ordinance to set Alcohol Beverage License Fees for breweries, farm wineries and distilleries.

Councilmember Hayes made a motion to table Item No. 19-004 and Item 19-005 until the February 5th Regular Meeting. Councilmember Stephens seconded. The motion passed unanimously.

6. Item 19-006: Consideration of a change order to the 2018 TSPLOST paving project to fund another speed table on Cochran Mill Road at the northern trail crossing. *Removed from agenda. No action taken.*

7. 19-007: Memorandum of Understanding with the State Road and Tollway Authority to provide for exemption from toll payments for Police Department vehicles while operating during official law enforcement business.

Police Chief Jim Little presented the item. The agreement allows for vehicles registered with the State Road and Tollway Authority to be exempt from tolls. There is no cost to the city.

Mayor Reed called for a motion on Item No. 19-007. Councilmember Hayes made a motion to approve Item No. 19-007. Councilmember Stephens seconded. The motion

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passed unanimously.

8. Item 19-008: Resolution to set Qualifying Fees for the 2019 Municipal Election. *City Clerk Dana Wicher presented the item. Qualifying fees for Council Districts 1, 3, and 5 are set at \$36.00.*

Mayor Reed called for a motion Item No. 19-008. Councilmember Merrill made a motion to approve Item No. 19-008. Councilmember Schmidt seconded. The motion passed unanimously.

9. Item 19-009: Resolution to appoint the Municipal Superintendent for the 2019 Municipal Election. *City Clerk Dana Wicher presented the item. The resolution names the City Clerk as the Municipal Superintendent.*

Mayor Reed called for a motion Item No. 19-009. Councilmember Merrill made a motion to approve Item No. 19-009. Councilmember Williams seconded. The motion passed unanimously.

Mayor and Council Comments

Councilmember Schmidt thanked Mr. Wendlandt for the quick response to a recent gravel road repair request that he had received from a citizen. He also congratulated City Manager Robbie Rokovitz on the Distinguished Budget Presentation award. He asked for an update on the gateway sign, and Mr. Rokovitz responded that the mason is running about 11 days behind due to weather. Mr. Schmidt also commented on good response times from Grady EMS and thanked Jett Hattaway for answering questions about the planned brewery. He also said he would be bringing some items up at future meetings including business signs and creative ways to generate money for roads, and he said Parkway Commercial discussions will be happening soon.

Councilmember Merrill said there was discussion about the bridges on Garretts Ferry Road and Atlanta Newnan Road at the Work Session, and there is work going on being the scenes to come up with good remedies for them.

Councilmember Hayes thanked the City Clerk for her hard work and congratulated City Manager Robbie Rokovitz for the Distinguished Budget Presentation award.

Councilmember Williams thanked Tom Blum for his roadside clean up volunteer work.

Mayor Reed said there a couple of items Council will be taking action on soon that represent small economic development and he appreciates the people that are willing to do these types of things. He said he will be speaking at an upcoming meeting of Mayors from neighboring cities, and he will be trying to put forth the argument for the kind of development we are trying to do in Chattahoochee Hills. Getting the cities

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surrounding us to improve what they are doing is important for us to be able to continue what we are doing.

Executive Session

There was no Executive Session.

Adjourn Meeting

Councilmember Schmidt made a motion to adjourn the meeting. Councilmember Merrill seconded. The motion passed unanimously and the meeting adjourned at 7:07 p.m.

Approved this 5th day of February, 2019.

Dana Wicher, City Clerk

Tom Reed, Mayor