

**Minutes
Regular Meeting of the Mayor and Council
City of Chattahoochee Hills, Georgia
May 4, 2021 / 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, Laurie Searle (via videoconference), Camille Lowe, and Troy Bettis. Councilmember Ruby Foster was absent. Also present was Attorney Tom Lacy on behalf of City Attorney Rick Lindsey.

Review and Approval of Agenda

Mayor Reed called for a motion to amend the agenda as follows:

- 1. Move Staff Reports and Approval of Minutes after New Business*
- 2. Remove the Presentation recognizing Dr. Gene "Doc" and Margaret Tyre since they were unable to attend the meeting*

Councilmember Schmidt made a motion to approve the agenda as amended.

Councilmember Bettis seconded. The motion passed unanimously.

Presentations/Proclamations

- 1. Presentation of Structure Report on Beavers House by Georgia State University Heritage Preservation Program
Sarah Borcharding and George Doyle presented the history of Campbell County and the Beavers House. Kristen Thomas presented a report of the conditions of the Beavers House.*
- 2. Presentation recognizing Dr. Gene "Doc" and Margaret Tyre (Removed from agenda)*
- 3. Proclamations for Joe and Bess Heiberger
Mayor Reed read proclamations recognizing their volunteer efforts with Community Brickworks.*
- 4. Proclamation declaring May 16-22 as EMS Week
Mayor Reed read a proclamation declaring May 16-22, 2021 as EMS Week.*

Public Comment

There were no public comments.

Public Hearing

There were no public hearings.

Unfinished Business

- 1. **Item 21-021:** Resolution appointing Parks Commission members.
Mayor Reed presented the item. The resolution names Roland Alston, Clifford Blizard, Chip Denton, Chris Jones, Patricia Lesko, Kay Long, and Diana Wilson to the Parks Commission.*

Mayor Reed called for a motion on Item 21-021. Councilmember Searle made a motion to approve Item No. 21-021. Councilmember Lowe seconded. The motion passed unanimously.

2. Item 21-022: Resolution appointing Planning Commission members.
Mayor Reed presented the item. The resolution names Doug Cloud, Jett Hattaway, Patrick Johnson, Scott Lightsey, and Rodney Peek to the Planning Commission.

Mayor Reed called for a motion on Item 21-022. Councilmember Lowe made a motion to approve Item No. 21-022. Councilmember Searle seconded.

Councilmember Schmidt said he was surprised that Mark Prater was not on the resolution considering Mr. Prater still wants to serve. He said it was unfortunate to lose someone who has served on the Planning Commission from the beginning and he will not be voting in favor.

Councilmember Bettis said he concurred with Councilmember Schmidt. He does not have any problem with the individuals named, but the loss of Mark Prater is not a good idea at this time, especially considering the upcoming new zoning process.

Mayor Reed said his thought process on the appointments is one that he has shared with the Council several times, and it is something that he has spent a lot of time talking to others on the Planning Commission, like Bob Simpson, about. Mayor Reed said he feels like this is a good group with the professional backgrounds that will be helpful as we move forward.

Mayor Reed called for the vote on Item No. 21-022. The vote was tied 2-2, and Mayor Reed voted in favor to break the tie. The motion passed 3-2, Schmidt and Bettis opposed.

New Business

1. Item 21-026: Consideration of an Intergovernmental Agreement with Fulton County for the provision of election services.

City Clerk Dana Wicher presented the item. The agreement is for Fulton County to run the November municipal election. The current draft was revised by the city attorney and has been sent back to the county for review, so staff requested a motion to authorize the mayor to sign the final draft as approved by the city attorney.

Mayor Reed called for a motion on Item No. 21-026. Councilmember Searle made a motion to approve Item No. 21-026. Councilmember Lowe seconded. The motion passed unanimously.

2. Item 21-027: Ordinance to revise and amend Chapter 4, Alcohol Beverages,

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Article II to establish the areas in which the sale of alcohol is prohibited.

City Clerk Dana Wicher presented the item. The proposed changes only apply to the location of sales in hamlets, villages, and towns. It does not make any changes to the location of sales outside of those districts.

Mayor Reed called for a motion on Item No. 21-027. Councilmember Lowe made a motion to approve Item No. 21-027. Councilmember Schmidt seconded. The motion passed unanimously.

3. **Item 21-028:** Ordinance to amend and revise Chapter 10, Businesses, by adding Article XIII to license and regulate Short Term Rental of dwellings.

Mayor Reed presented the item. The proposed ordinance is in response to issues around short-term rentals. The ordinance provides a method by which the city can regulate short term rentals. The city has hired a firm that will handle compliance.

Mayor Reed called for a motion on Item No. 21-028. Councilmember Schmidt made a motion to approve Item No. 21-028. Councilmember Bettis seconded. The motion passed unanimously.

4. **Item 21-029:** Authority to execute the contract with Imagine Music Festival.

City Manager Robbie Rokovitz presented the item. Staff has been working with the organizers to put the contract together. The contract includes benchmarks that must be met.

Mayor Reed called for a motion on Item No. 21-029. Councilmember Bettis made a motion to approve Item No. 21-029. Councilmember Schmidt seconded. The motion passed unanimously.

5. **Item 21-030:** Ordinance to adopt a new Unified Development Code. *First Read only. No action will be taken.*

Community Development Director Mike Morton presented the item. There will be upcoming workshops scheduled with TSW to walk through the ordinance. No public hearings have been scheduled yet. No action was taken.

6. **Item 21-031:** Ordinance the Official Zoning Map to rezone 44.8 acres from the RL (Rural) District to the HM-MU (Mixed-Used Hamlet) District – rezoning request from Serenbe CH Properties, LLC for property located on Selborne Lane, South of the Inn at Serenbe. *First Read only. No Action will be taken.*

7. **Item 21-032:** Ordinance for a Variance to the Required Zoning District Buffer – variance request from Serenbe CH Properties, LLC to reduce the required district buffer to 60 feet for property located on Selborne Lane, South of the Inn at Serenbe. *First Read only. No Action will be taken.*

Community Development Director presented Item No. 21-031 and Item No. 21-032.

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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The request is to rezone 44.8 acres directly south of the Inn at Serenbe to expand the Serenbe hamlet. The variance request is to reduce the buffer on the west side from 150 feet to 100 feet. The first public hearing will be held at the May 13th Planning Commission meeting. No action was taken.

Councilmember Searle left the meeting at 7:07 p.m.

Staff Reports

Financial Update: City Manager Robbie Rokovitz

Mr. Rokovitz reported on the financials as of April 27, 2021. The city is 82% through the fiscal year. Revenues are 105% including Fund Balance, and expenditures are at 51% overall.

Fire Department Report: Greg Brett

Chief Brett reported that several severe storms have impacted Chattahoochee Hills and the surrounding areas over the past few weeks, and he encouraged everyone to enroll in the emergency alert system. The “Disaster Preparedness and Emergency response Plan” will be posted on the website as a summary document. The April 2021 Fire and EMS incident stats are on track with last year. A South Fulton County Fire Chiefs consortium has officially been formed and will serve as a collective voice as needed.

Police Department Report: Jim Little

Chief Little reported the statistics for April 2021. He said call volume averaged at 2.72 dispatched and self-initiated calls per hour. Citations are up significantly from last year because of COVID last year. The department is in compliance with 96 of the 119 criteria required for state certification. There also has been an increase in foot traffic at Campbellton Park after sunset.

Public Works/Parks Report: Darold Wendlandt

Mr. Wendlandt reported that the surplus equipment has been sold – the city received \$64,000 for the equipment. One of the new tractors has been received, and he expects to receive the other tomorrow. “No truck” signs have been replaced on Cochran Mill Road to Hutcheson Ferry Road. Staff worked from 10:00 p.m. last Saturday night through to 5:00 p.m. on Sunday cleaning up after the storms.

Community Development: Mike Morton

Community Development Director Mike Morton reported the building permit statistics for April 2021. There were six residential single family dwelling permits and 28 total permits issued during the month. The Comprehensive Plan update process is ongoing. There is a public input website, which includes a public survey. The May 13th Planning Commission meeting agenda will include two items for public hearings and a preliminary plat and concept plan for consideration.

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Approval of Minutes

1. Minutes of the Regular Meeting of April 6, 2021
2. Minutes of the Special Called Meeting of April 15, 2021
3. Minutes of the Special Called Meeting of April 22, 2021

Councilmember Schmidt made a motion to approve the minutes of the Regular Meeting of April 6, 2021, the Special Called Meeting Minutes of April 15, 2021, and the Special Called Meeting of April 22, 2021. Councilmember Bettis seconded. The motion passed unanimously.

Mayor and Council Comments

Councilmember Schmidt thanked the Darold Wendlandt, the rest of the Public Works staff, and the Fire Department staff for their hard work cleaning up after the storms. He also said he was disappointed in the minimal conversation about the people named to the Planning Commission. He said has no problem with any of them, but we now have no one that knows the last ten years and it will slow the process down.

Councilmember Lowe said ditto to what Councilmember Schmidt said about Darold Wendlandt and his staff. She also said there is a group of citizens and some folks from the Atlanta Humane Society that have put together a working group to have conversations about the issue of lost, found, and stray animals. They will be looking at the contracts the city has in place with Fulton County and will be brainstorming about ways to streamline the processes with Fulton County Animal Control. She also reminded everyone about the Red Cross Blood Drive at city hall on May 12th, and she congratulated the new members named to the Commissions.

Councilmember Bettis congratulated the new members on the Commissions. He said his vote of no had nothing to do with the new members and said they are all very capable people, but he did not to see us leaving Mark Prater behind. He also thanked staff for their work during the recent storms.

Mayor Reed thanked the Public Works and Fire Department staff for their work during the succession of recent storms. He received a letter from the City of Newnan's Mayor and a call from City of South Fulton Mayor Bill Edwards thanking the city for the help storm clean up. He thanked Mark Prater for his service on the Planning Commission. He also gave Don Hayes his condolences for the passing of Judy Hayes and wished Ned Peek a happy 85th birthday. He reminded everyone of the Department of Community Affairs rental assistance program and reported that Chattahoochee Hills is on the list of potential testing areas for the Greystone Rural Fiber Program. He asked the Councilmembers to let him know if anyone was interested in participating in the cooking live event with the House of Representatives. He also asked if Councilmembers were in agreement to authorize him to cast the ballot for the Georgia Municipal Association District 3 Southwest Officers. East Point Councilmember Thomas

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Calloway is on the ballot for President and College Park Mayor Bianca Motley Broom is on the ballot for Vice President. The consensus among Councilmembers Schmidt, Lowe, and Bettis was that would be fine.

Executive Session

There was no Executive Session.

Adjourn Meeting

Councilmember Searle made a motion to adjourn the meeting. Councilmember Foster seconded. The motion passed unanimously, and the meeting adjourned at 7:30 p.m.

Approved this 1st day of June, 2021.

Dana Wicher, City Clerk

Tom Reed, Mayor