

**Minutes
Regular Meeting of the Mayor and Council
City of Chattahoochee Hills, Georgia
August 6, 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 the agenda be amended as follows:

- 1. Remove Item 19-049, Ordinance for a broadband ready community (Mayor Reed requested that the City Attorney and City Planner draft a less general and more directly actionable item to address the lack of current internet services in the community.)*
- 2. Remove Item 19-051, Approval of a Rural Fire Defense Cooperative Lease Agreement and Memorandum of Understanding with Georgia Forestry Commission.*

Councilmember Merrill 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 2, 2019*

Councilmember Schmidt made a motion to approve the minutes of the Regular Meeting of July 2, 2019. Councilmember Stephens seconded. The motion passed unanimously.

Public Comment

Patrick Muhammad, Chattahoochee Hills Charter School, 9670 Rivertown Road – gave an update on the charter school. Their charter was renewed for another three years in May, and they have 580 students enrolled for the upcoming year. Based on test scores, the charter school is ranked in the top five South Fulton elementary schools and the top three South Fulton middle schools. He thanked the Mayor and Council for their continued support.

Donald Winston, 9875 Cedar Grove Road – thanked the police department regarding how they have been handling an ongoing issue at a neighbor's house. He said the police have done a tremendous job and are committed to keep the citizens safe.

Presentations/Proclamations

There were no presentations or proclamations.

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Staff Reports

Financial Update: City Manager Robbie Rokovitz

City Manager Robbie Rokovitz reported that the city is 7.95 percent through the fiscal year as of July 29th. There is not much revenue coming in this early in the fiscal year and expenditures are as expected.

Fire Department Report: Greg Brett

Chief Brett was not present.

Police Department Report: Jim Little

Chief Little reported the statistics for the month of July. There were 129 dispatched calls, 1,504 self-initiated calls, 387 citations, and 118 warnings. The department is still participating in the Governor's Office of Highway Safety's "100 Days of Summer H.E.A.T." program and, as a result, the number of accidents continue to be down. There was one felony arrest related to a burglary on Capps Ferry Road and warrants have been issued for two additional suspects. Additionally, there were 354 business checks and 588 residence checks during July.

Public Works/Parks Report: Darold Wendlandt

Mr. Wendlandt reported that staff removed several dead trees at Rico Park. They also ditched along Upper Wooten to help with drainage and installed posts at cross drains. The motor grading crew has completed Upper Wooten Road and Old Phillips Road. They are currently working on Piney Woods Church Road and will be grading Jenkins Road next. The right-of-way crew is making its second round for the season.

Community Development: Mike Morton

Mr. Morton reported that there were seven new residential single family dwelling permits and 18 total building permits issued in July. The "One Love Century Bicycle Ride" will be taking place on August 31st. Discussion regarding changes to the breweries, wineries, and distilleries zoning will be on the August 15th Planning Commission meeting agenda.

Mayor Reed said he wanted to give a couple of highlights for the Fire Department in the absence of Fire Chief Brett. Public Safety personnel recently received active shooter training. The department has also streamlined search and rescue operations, and the process of locating lost parks visitors has become more efficient.

Public Hearing

- 1. Item 19-044:** Public Hearing and Action on Ordinance to amend and revise the Future Development Map of the City of Chattahoochee Hills and for all other purposes related thereto – proposed revision to map for property located on the east side of Atlanta Newnan Road at the Coweta County line.

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- 2. Item 19-045:** Public Hearing and Action on an Ordinance to amend and revise Chapter 35 City of Chattahoochee Hills Zoning Ordinance and for all other purposes related thereto – proposed text amendment creating the HM-SD3 (Hamlet Special District) District.
- 3. Item 19-046:** Public Hearing and Action on an Ordinance to amend the Official Zoning Map to rezone 88 acres from RL (Rural) District to the HM-SD3 (Hamlet Special District) District and for all other purposes related thereto – proposed map amendment for 88 acres located on the east side of Atlanta Newnan Road at the Coweta County line.

City Planner Mike Morton gave background information on Item No. 19-044, Item No. 19-045, and Item No. 19-046. The proposal is to create a new HM-SD zoning district east of Atlanta Newnan Road, just north of the Coweta County line for the purpose of creating a leadership educational center.

City Attorney Rick Lindsey read the rules for the public hearings.

Mayor Reed opened the public hearing for Item No. 19-044, Item No. 19-045, and Item No. 19-046.

The following people spoke in support of the items:

- 1. John “Pepper” Bullock, 9155 Selborne Lane – said he is requesting that the city create a new HM-SD district for a leadership education center. The district will follow the hamlet rules and will preserve 61.6 of the 88 acres. Creation @ Serenbe is a for profit company and has no religious affiliation or affiliation with an outside organization.*
- 2. Bill Creel, 8150 Rico Road – said Mr. Bullock is a man of integrity and he believes the proposed project will be an asset to the community and will compliment Serenbe.*
- 3. Judy Walker, 9119 Selborne Lane – said she is in favor of the project and it will be in keeping with the community.*
- 4. Alec Michaelides, 10668 Serenbe Lane – said he is in favor of the project and it will be a great asset.*

The following people did not speak but completed public comment cards in support of the items:

- 1. Martin Rueter, 570 Tabb Way*
- 2. Janice Barton, 9170 Selborne Lane*
- 3. Dallas Nevins, 9155 Selborne Lane*
- 4. Juliet Cutler, 9198 Selborne Lane*
- 5. Deborah Cureton, 9062 Selborne Lane*
- 6. Keith Cureton, 9062 Selborne Lane*
- 7. Cathy Gailey, 11200 Serenbe Lane*
- 8. Al Gailey, 11200 Serenbe Lane*

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City Attorney Rick Lindsey read comments from the following person:

1. *Judy Kazarski, 10596 Serenbe Lane – concerned about amount of tree loss in development on Atlanta Newnan Road. Reference Palmetto Oaks and Genessee Developments.*

Mayor Reed closed the public hearing.

City Planner Mike Morton presented the staff and Planning Commission recommendations.

The recommendation for Item No. 19-044 is approval.

The recommendation for Item No. 19-045 is approval with the following amendments:

1. *Add “for non-residential” to Sec. 35-539 (4)(e)(3) so it reads “First floor ceiling heights shall be limited to a minimum of 14 feet for non-residential”*
2. *Add “for non-residential” to Sec. 35-539(4)(e)(4) so it reads “Pedestrian lighting shall be provided along all building frontages for non-residential”*

The recommendation for Item No. 19-046 is approval with eight proposed conditions as discussed.

Mayor Reed called for a motion on Item No. 19-044. Councilmember Schmidt made a motion to approve Item No. 19-044. Councilmember Stephens seconded. The motion passed unanimously.

Mayor Reed called for a motion on Item No. 19-045. Councilmember Stephens made a motion to approve Item No. 19-045 with the two amendments. Councilmember Williams seconded. The motion passed unanimously.

Mayor Reed called for a motion on Item No. 19-046. Councilmember Merrill made a motion to approve Item No. 19-046 with the recommended conditions. Councilmember Hayes seconded. The motion passed unanimously.

4. Item 19-047: Public Hearing and Action on an Ordinance to fix the Ad Valorem Tax Rate for Fiscal Year 2020.

City Manager Robbie Rokovitz presented the item. The proposed millage rate remains at 10.00 mills.

Mayor Reed opened the public hearing.

There was no public comment.

Mayor Reed closed the public hearing.

Mayor Reed called for a motion on Item No. 19-047. Councilmember Stephens made a

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motion to approve Item No. 19-047. Councilmember Schmidt seconded. The motion passed unanimously.

Unfinished Business

There was no unfinished business.

New Business

- 1. Item 19-048:** Ordinance to amend and revise Chapter 20, Parks and Recreation, Article II to add a provision governing the removal of relics and other items from the parks and to add a provision prohibiting the riding of bicycles and horses on the trails at certain times.

City Attorney Rick Lindsey presented the item. The proposed ordinance prohibits the removal of relics or vegetation from the parks and the riding of a bicycle or horse on wet or muddy trails. Section 2 of the ordinance should be amended to reference adding Section 20-26 in lieu of Section 20-25.

Mayor Reed called for a motion on Item No. 19-048. Councilmember Merrill made a motion to approve Item No. 19-048 with the amendment. Councilmember Schmidt seconded. The motion passed unanimously.

- 2. Item 19-049:** Ordinance for a broadband ready community. *Removed from the agenda.*

- 3. Item 19-050:** Resolution declaring 2011 Chevrolet Tahoe as surplus property. *Police Chief Jim Little presented the item. The vehicle needs extensive repairs so staff recommends to surplus it as part of the vehicle fleet streamlining process.*

Mayor Reed called for a motion on Item No. 19-050. Councilmember Schmidt made a motion to approve Item No. 19-050. Councilmember Stephens seconded. The motion passed unanimously.

- 4. Item 19-051:** Approval of a Rural Fire Defense Cooperative Lease Agreement and Memorandum of Understanding with Georgia Forestry Commission. *Removed from the agenda.*

Mayor and Council Comments

Councilmember Schmidt said he was very impressed with how the city is currently running and with the attention to detail from staff when it comes to protecting the citizens. He also told Mr. Bullock that he appreciates what he is bringing to the community and thanked him for making the process so easy.

Mayor Reed commented on the Mayor and Council's quick response to the recent discussions regarding a gate being installed on Kite Road. He complimented the Council on how thoughtful they are when looking out for the citizens best interests. He

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also said there is a huge issue about what quality of investment is for around south Fulton County and the first Class A Office Building grand opening that happened today in Chattahoochee Hills is a big deal in that conversation.

Executive Session

Councilmember Schmidt made a motion to move to into Executive Session to discuss real estate matters. Councilmember Merrill seconded. The motion passed unanimously at 6:54 p.m.

Councilmember Hayes made a motion to convene the Executive Session. Councilmember Stephens seconded. The motion passed unanimously at 6:55 p.m.

Councilmember Schmidt made motion to come out of Executive Session. Councilmember Merrill seconded. The motion passed unanimously at 7:17 p.m.

Councilmember Merrill made a motion to reconvene the Regular Meeting. Councilmember Hayes seconded. The motion passed unanimously at 7:19 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 7:20 p.m.

Approved this 10th day of September, 2019.

Dana Wicher, City Clerk

Tom Reed, Mayor