

Minutes
Regular Meeting of the Mayor and Council
City of Chattahoochee Hills, Georgia
October 6, 2020 / 6:00 p.m.

Call to Order

Mayor Reed called the meeting to order at 6:00 p.m. Councilmembers in attendance were Ruby Foster, Richard Schmidt, Laurie Searle, Camille Lowe, and Troy Bettis. All members were present. Also present was City Attorney Rick Lindsey.

District 4 Qualifying Results

City Clerk Dana Wicher reported that qualifying for the vacant District 4 Council seat was held September 8, 2020 through September 11, 2020. Camille Lowe was the only person to qualify, so the November 3, 2020 Special Election was cancelled. Camille Lowe was sworn in prior to the September 24, 2020 Work Session and Special Called Meeting.

Administer Oath of Office to Councilmember Elect Camille Lowe

The oath of office was administered to Councilmember Lowe prior to the September 24, 2020 Work Session and Special Called Meeting.

Review and Approval of Agenda

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

- 1. Add "GMA Governmental Relations Outreach" presentation by Michael McPherson, Georgia Municipal Association*
- 2. Add Item No. 20-037, Approval of an Intergovernmental Agreement with Fulton County regarding installation of a ballot drop box at city hall.*

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

Councilmember Schmidt seconded. The motion passed unanimously.

Approval of Minutes

- 1. Minutes of the Regular Meeting of September 1, 2020*

Councilmember Foster made a motion to approve the minutes of the Regular Meeting of September 1, 2020. Councilmember Schmidt seconded. The motion passed unanimously.

Presentations/Proclamations

- 1. GMA Governmental Relations Outreach – Michael McPherson, Georgia Municipal Association*

Mr. McPherson spoke about the importance of cities being engaged with the state legislators. GMA's policies for the 2021 Legislative Session are nearly finalized, and the GMA Governmental Relations staff is already working on several issues on behalf of the cities. GMA's President has formed an Equity and Inclusion Commission, which aims to address and implement solutions to combat institutional and systematic racism and acts

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of injustice.

Public Comment

Helen Prater, 6345 Cochran Mill Road – said the citizen committee working on moving the city into Coweta County is still alive and well. There is a new website (www.chatt-hills.com). She introduced committee members, Danean Crawford and Renee Prince, who were in attendance. Other committee members are Bob Simpson, Don Hayes, and Sean Clouser. They currently are gathering signatures of interest, accepting donations, and researching additional questions that the committee has received.

Staff Reports

Financial Update: City Manager Robbie Rokovitz

Mr. Rokovitz reported on the financials as of September 21, 2020. The city is 22.7% through the fiscal year. Revenues do not come in quickly this time of year so the city must rely on fund balance. Expenditures for all funds are 14%, and total revenue including fund balance is 42%.

Fire Department Report: Greg Brett

Chief Brett recognized Greg Bowser, Radio Manager for Fulton County Emergency Services, for his assistance over the years and his help taking video drone footage, such as of the recent boat ramp footage. Chief Brett also reported that overall call volume is up 8% and EMS calls are up from March by over 50%. The burn ban was lifted on October 1st. Fulton County Emergency Services has initiated their Request for Proposal process for the radio tower to be built on property located at Campbellton Redwine Road and South Fulton Parkway. The Fire Chiefs in South Fulton have a concern about the level of service provided Grady EMS. They are too often seeing “Level 0”, which means no units are available, and the average response time is currently 17 minutes. Community Emergency Response Team (CERT) classes will begin in November.

Police Department Report: Jim Little

Chief Little reported that call volume increased in September. There also has been an increase in motor vehicle accidents. The department, with the help of the City of South Fulton and other neighboring jurisdictions, was able to shut down a mansion party at 9830 Cedar Grove Road four weeks ago. There was another party scheduled for two weeks later, but the organizer cancelled when learning that the department would be closing Cedar Grove Road to anyone except residents on the date of the party. Officer Joseph Wells has progressed into the second stage of field training. Chief Little is still working on the Risk Reduction Certification and State Accreditation. The final inspection for the Risk Reduction certification is next week and he hopes to have the state accreditation by June 2021.

Public Works/Parks Report: Darold Wendlandt

Mr. Wendlandt said this time of year, the right-of-way crew is cutting further back on

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the rights-of-way in order to make it easier to maintain next spring. Staff has also been cleaning out cross drains and culverts. The parks crew is doing normal maintenance in the parks. On Monday, the Department of Natural Resource placed the concrete pad for the Campbellton Park boat ramp. The concrete work should be completed this week and work on the banks will be started next week.

Community Development: Mike Morton

Mr. Morton reported there were a total of 18 building permits issued in September with nine of them for single family dwellings. The last community meeting for the Campbellton Historic Crossroads Master Plan will be Monday, November 9th at 6:00 p.m. The city's application for the Urban Land Institute MTAP planning project has made it past the first round. The next Planning Commission meeting is October 15th. The agenda will include a concept plan approval for the next phase in Serenbe and a preliminary plat for additional lots in Mado.

Public Hearing

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

1. **Item 20-033:** Public Hearing and Action to consider an application for an Alcohol Beverage License for Off Premise Package Sales – Distilled Spirits, Wine, and Malt Beverages. The name in which the license is to be issued – Chattahoochee Wine Shop Inc./Licensee – Amin Panjwani. The location of the premises – 3939 Cascade Palmetto Hwy, Suite B.

Community Development Director Mike Morton presented the item. The location is the backside of the building where "Charlie's" gas station is located. They will need to do some construction work in order to comply with building code requirements.

Mayor Reed opened the public hearing.

The following person spoke in support of the item:

1. *Michael Lober (attorney speaking on behalf of the applicant) – said his client wants to expand his business and open a retail alcohol establishment. The applicant is also the property owner of the historic crossroads project across the street.*

Councilmember Schmidt asked what the plans are for security. Mr. Panjwani said there is overnight security at the current business and he will be increasing the time that a security officer is present.

There was no other public comment.

Mayor Reed closed the public hearing.

Mayor Reed called for a motion on Item No. 20-033. Councilmember Searle made a

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motion to approve Item No. 20-033. Councilmember Lowe seconded. The motion passed 4-1, Bettis opposed.

- 2. Item 20-010:** : Public Hearing and Action on Ordinance to Amend the Official Zoning Map to Rezone Ten Acres from the RL (Rural) District to the HM-MU (Mixed-Used Hamlet) District – property is ten acres in two parcels on the west side of Atlanta Newnan Road between Selborne Way and Selborne Lane.
- 3. Item 20-027:** Public Hearing and Action on Ordinance for a Variance to the Required Zoning District Buffer – application is to eliminate the required district buffer. Property is ten acres in two parcels on the west side of Atlanta Newnan Road between Selborne Way and Selborne Lane.

Community Development Director Mike Morton presented Item No. 20-010 and Item No. 20-027. The proposal is to rezone ten acres near the entrance of Serenbe on Atlanta Newnan Road to become a part of the Serenbe Hamlet. The proposal also includes a variance to the district buffer requirement.

Mayor Reed opened the public hearing.

The following person spoke in support of the item:

- 1. John Reid, 8390 Hearn Road (applicant) – said the property is currently approved to be subdivided into three 3-acre lots. The property has been used for many events, including the Terminus production, so he would like to preserve the open space. He believes the proposed plan is better because it preserves more open space, but in order to do so, the proposed smaller lots need to be along the northern border of the property and, therefore, require the buffer variance.*

There was no other public comment.

Mayor Reed closed the public hearing.

Community Development Director Mike Morton presented the recommendation. Staff recommends approval with the proposed conditions. The Planning Commission voted to recommend the rezoning 4-1, the variance 3-0, and the concept plan 3-0.

Councilmember Searle said she had concerns with condition # 9 because there are historic artifacts on many properties in the city, it is not clear that the fireplace is a historic artifact, and it may place an undue hardship on the property owner.

Councilmember Schmidt expressed concerns that approval will set a precedent and that permanent preservation is not done up front.

Councilmember Bettis expressed concerns about expanding the hamlet.

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Councilmember Lowe asked the applicant if he was okay with the condition requiring the preservation of the fireplace. Mr. Reid answered yes.

Mayor Reed called for a motion on Item No. 20-010 and Item No. 20-027.

Councilmember Searle made a motion to approve Item No. 20-010 and Item No. 20-027 with the recommended conditions with the removal of condition # 9. Councilmember Lowe seconded. The motion passed 3-2, Bettis and Schmidt opposed.

Unfinished Business

There was no unfinished business.

New Business

1. **Item 20-034:** Serenbe Deer Hollow Concept Plan – proposed plan is for 10 acres on the west side of Atlanta Newnan Road between Selborne Way and Selborne Lane. *Community Development Director Mike Morton presented the item. The plan proposes three half-acre lots, one 1 ½ acre lot, and seven acres of open space.*

Mayor Reed called for a motion on Item No. 20-034. Councilmember Foster made a motion to approve Item No. 20-034. Councilmember Lowe seconded. The motion passed 4-1, Schmidt opposed.

2. **Item 20-035:** Consideration to Approve the lease purchase of a Fire Tanker/Pumper unit not to exceed \$250,000 and Authorize the Mayor and City Manager to Execute all Necessary Documents. *Fire Chief Greg Brett presented the item. The request is to authorize the Mayor and City Manager to execute the lease purchase documents and to approve the accompanying resolution that allows for the city to reimburse the costs with tax-exempt financing. City Manager Robbie Rokovitz said the financing term would be five years.*

Mayor Reed called for a motion on Item No. 20-035. Councilmember Schmidt made a motion to approve Item No. 20-35. Councilmember Bettis seconded. The motion passed unanimously.

3. **Item 20-037:** Approval of an Intergovernmental Agreement with Fulton County regarding installation of a ballot drop box at city hall. *City Manager Robbie Rokovitz presented the item. Fulton County has asked the city to install an absentee ballot drop box for the upcoming election and surveillance camera at city hall.*

Mayor Reed called for a motion on Item No. 20-037. Councilmember Foster made a motion to approve Item No. 20-037. Councilmember Searle seconded. The motion passed unanimously.

Mayor and Council Comments

Councilmember Bettis thanked Police Chief Jim Little for his efforts getting the mansion parties stopped. He also said resident Ruth Richardson, who lives next to Cochran Mill Park, is still having problems with people turning around in her driveway and causing damage. He asked that staff do something to help her out with this situation.

Councilmember Lowe thanked Alan and Lynn Merrill for their service to the community. She also thanked John Reid for his diligence and thoughtfulness with Council's questions regarding his property.

Councilmember Searle thanked staff and Councilmember Foster for their part in her District 3 Town Hall meeting. She also thanked Alan and Lynn Merrill for all they have done and said they will be missed.

Councilmember Foster thanked everyone who helped with her Census event in Crossroads subdivision and reminded everyone that the deadline to take the Census was extended to October 30th. She also thanked the Fire and Police departments for their response to the accident that occurred on Cascade Palmetto Highway in front of her house, and she thanked Alan and Lynn Merrill for their service and support to the city.

Councilmember Schmidt thanked Chief Little for wrapping up and stopping the mansion parties. He also thanked Fire Chief Greg Brett for his response on a recent EMS call.

Mayor Reed called out all of the work that has been done on getting the first boat ramp done at Campbellton Park. He also highlighted Judy Henderson. He said she is and was one of the best people that he has ever met – in the sense of 'most good'. She spent all of her time thinking about and figuring out how to do good things for people. If there has ever been a person who was proof of the point that if you don't care who takes the credit, you can get amazing things done, Judy was that person. He also recognized former Council members Faye Godwin and Ricky Stephens (who were present at the meeting) and the entire City Council for their volunteerism. He also recognized Alan and Lynn Merrill for their years of service. Alan has been involved since the beginning and has spent so much of his time learning and doing the background work needed to make thoughtful decisions. Lynn Merrill has also done a huge amount of public service during her time here. He presented them with a gift of appreciation on behalf of the City in honor of their good works.

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Executive Session

There was no Executive Session.

Adjourn Meeting

Councilmember Foster made a motion to adjourn the meeting. Councilmember Bettis seconded. The motion passed unanimously, and the meeting adjourned at 7:52 p.m.

Approved this 10th day of November, 2020.

Dana Wicher, City Clerk

Tom Reed, Mayor

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