

**Minutes  
Regular Meeting of the Mayor and Council  
City of Chattahoochee Hills, Georgia  
December 3, 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**

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

**Approval of Minutes**

1. Minutes of the Work Session of November 1, 2019
2. Minutes of the Regular Meeting of November 7, 2019

*Councilmember Schmidt made a motion to approve the minutes of the Work Session of November 1, 2019 and the Regular Meeting of November 7, 2019. Councilmember Hayes seconded. The motion passed unanimously.*

**Public Comment**

*There was no public comment.*

*Mayor Reed welcomed newly elected Fulton County Commissioner Joe Carn. Commissioner Carn introduced himself and said he will be working with the city in a partnership and will follow the Mayor and Council's lead.*

**Presentations/Proclamations**

*There were no presentations or proclamations.*

**Staff Reports**

Financial Update: City Manager Robbie Rokovitz

*Mr. Rokovitz reported on the year-to-date financials as of November 25, 2019. The city is 40 percent through the fiscal year. General Fund revenues, including reserves, are 64 percent, and General Fund expenditures are 32.2 percent.*

Fire Department Report: Greg Brett

*Chief Brett reported that the department has two new part-time hires, Drew Bungcayao and Amy Barnes. He gave an update on the south Fulton County Fire Chief's effort to improve emergency transport services. The Fire Chiefs are currently attempting to develop a service level agreement with Grady. The department is in*

*need of an automatic chest compression unit, which costs around \$20,000. Community Brickworks has agreed to match donations up to \$10,000.*

**Police Department Report: Jim Little**

*Chief Little reported that call volume is running about 30 percent higher than last year. The department recently worked the second fatality accident on Waterworks Road. The patrol vehicles are being outfitting with first-aid kits and AEDs. Several officers participated in “No Shave November” and raised \$180, which was donated to Community Brickworks.*

**Public Works/Parks Report: Darold Wendlandt**

*Mr. Wendlandt reported that the sink hole at the Atlanta Newnan Road bridge has been repaired. Vernon Grove Road has recently been scraped and is next to be crowned and ditched after Capps Ferry Road is complete. The Cochran Mill Park entrance sign has been repainted and three dead pines were removed from the parking area.*

**Community Development: Mike Morton**

*Mr. Morton reported that there were 5 permits for residential single-family dwellings issued in November 2019. The city has been awarded a grant by the Atlanta Local Food Initiative for 8-12 fruit trees. The expected planting location is around the parking lot at Cochran Mill Park, but a site visit will be done to determine the best location. The Campbellton Planning Grant consultant partner RFP has just been released.*

**Public Hearing**

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

- 1. Item 19-057:** Public Hearing and Action on an Ordinance to amend and revise Chapter 35, Article VIII, Divisions 1, 2 and 4 – ordinance would repeal the text amendment ordinance that created the zoning use “Small Craft Brewery, Winery, or Distillery”. *City Planner Mike Morton presented the item. The proposed ordinance will repeal the text amendment ordinance that created the “Small Craft Brewery, Winery, or Distillery” use.*

*Mayor Reed opened the public hearing.*

**The following person spoke in support of the item:**

- 1. Danean Crawford, 5575 Cochran Mill Road – said we are a unique city and have unique boundaries. She said the ordinance that was passed earlier this year created a lot of blurred lines and encouraged the Council to repeal it.*

*There were no other public comments.*

*Mayor Reed closed the public hearing.*

*Mayor Reed called for a motion on Item No. 19-057. Councilmember Stephens made a motion to approve Item No. 19-057. Councilmember Hayes seconded.*

*Councilmember Merrill said the Planning Commission voted 5-0 not to repeal the ordinance and he feels that we should not repeal the ordinance that was never really put into test.*

*Councilmember Hayes said the Council made a mistake by allowing the uses in the RL District. He thanked the Planning Commission for all of their work on the ordinance.*

*Councilmember Schmidt said the Planning Commission put in a lot of work, but there was a learning curve and the issue needs more discussion.*

*Mayor Reed called for the vote on Item No. 19-057. The motion passed 3-2, Williams and Merrill opposed.*

- 2. Item 19-062:** Public Hearing and Action on an Ordinance to approve a Special Use Permit for Colleges, Universities, and Professional Schools in the RL (Rural) District – special use permit application for property located at 8400 Atlanta Newnan Road. *City Planner Mike Morton presented the item. The proposal is to allow a Professional Education Leadership Development Center in the RL District. The property is on 9.5 acres on the east side of Atlanta Newnan Road. The Planning Commission (4-1 vote) and staff recommend approval with the condition to the site plan submitted to the Department of Community Development.*

*Mayor Reed opened the public hearing.*

*John “Pepper” Bullock (applicant) said he wished to reserve his time to answer questions.*

*There was no other public comment.*

*Mayor Reed closed the public hearing.*

*Mayor Reed called for a motion on Item 19-062. Councilmember Merrill made a motion to approve Item 19-062. Councilmember Stephens seconded. Councilmember Merrill amended his motion to approve Item 19-062 with the recommended condition. Councilmember Stephens seconded. The motion passed unanimously.*

- 3. Item 19-063:** Public Hearing and Action on an Ordinance to amend and revise the Future Development Map – proposed revision to map for property located at 8780 Atlanta Newnan Road.
- 4. Item 19-064:** Public Hearing and Action on an Ordinance to amend the Official Zoning Map to rezone 1.3 acres from the RL (Rural) District to the HM-SD3 (Hamlet Special

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District) District – proposed revision to map for property located at 8780 Atlanta Newnan Road.

*City Planner Mike Morton presented the items. The proposal is to add 1.31 acres to an existing HM-SD zoning district east of Atlanta Newnan Road, just north of the Coweta County line. This requires two actions – amendment of the Future Development Map and a zoning map amendment establishing the new zoning district. The Planning Commission (4-1 vote) and staff recommend approval of the two ordinances with the provided conditions to the rezoning.*

*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 19-063. Councilmember Stephens made a motion to approve Item 19-063. Councilmember Schmidt seconded. The motion passed unanimously.*

*Mayor Reed called for a motion on Item 19-064. Councilmember Merrill made a motion to approve Item 19-064 with the recommended conditions. Councilmember Stephens seconded. The motion passed unanimously.*

### **Unfinished Business**

*There was no unfinished business.*

### **New Business**

**1. Item 19-066:** Approval of concept plan application for the 1.3-acre expansion of the HM-SD3 district at 8780 Atlanta Newnan Road.

*City Planner Mike Morton presented the item. The plan proposes an aquaponics use. The Planning Commission (4-1 vote) and staff recommend approval.*

*Mayor Reed called for a motion on Item No. 19-066. Councilmember Stephens made a motion to approve Item No. 19-066. Councilmember Merrill seconded. The motion passed unanimously.*

**2. Item 19-067:** Approval of purchase of a Ford F250 Public Works vehicle for an amount not to exceed \$42,137.

*City Manager Robbie Rokovitz presented the item. The request is a budgeted capital purchase.*

*Mayor Reed called for a motion on Item No. 19-067. Councilmember Merrill made a motion to approve Item No. 19-067. Councilmember Stephens seconded. The motion passed unanimously.*

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**3. Item 19-068:** Resolution adopting the 2020 Council meeting schedule.

*Mayor Reed called for a motion on Item 19-068 with the start time for the January 7, 2020 and December 1, 2020 Work Sessions changed to 4:00 p.m. Councilmember Stephens made a motion to approve Item 19-068. Councilmember Schmidt seconded. The motion passed unanimously.*

**4. Item 19-069:** Resolution with respect to proposed financing of the acquisition of land for a future municipal Public Works facility through the issuance of one or more tax-exempt debt financings.

**5. Item 19-070:** Resolution authorizing, among other things, the execution of documents relating to the acquisition of land for a future municipal facility. *City Attorney Rick Lindsey presented the items. The two resolutions deal with the possible funding for the purchase of the property adjacent to city hall. They do not require that the city finance the purchase but allows the city six months to determine whether or not the city wants to reimburse itself the purchase price through financing.*

*Mayor Reed called for a motion on Items 19-069 and 19-070. Councilmember Stephens made a motion to approve items 19-069 and 19-070. Councilmember Schmidt seconded. The motion passed unanimously 4-0, Williams abstained.*

**6. Item 19-071:** Resolution with respect to proposed exchange of real property.

*Mayor Reed presented the item. The proposed exchange would be the parcel of river park land that is inaccessible for property that straddles Campbellton Redwine Road and allows for immediate access to the Chattahoochee River.*

*Mayor Reed called for a motion on Item 19-071. Councilmember Stephens made a motion to approve Item 19-071. Councilmember Hayes seconded. The motion passed unanimously.*

### **Mayor and Council Comments**

*Mayor Reed presented Councilmember Stephens with an art glass award for his service as District 1 Councilmember. Mayor Reed said he appreciated the fact that he and Councilmember Stephens came from similar backgrounds and his business insight into city issues and that he will be greatly missed and hoped he will not be a stranger.*

*Mayor Reed presented Councilmember Williams with an art glass bowl for her service as District 3 Councilmember. Mayor Reed said that he will miss the confidant type of friendship that he has formed with Councilmember Williams after sitting next to her during the Council meetings for so many years. He also said has brought so much valuable insight because of her business background.*

*Mayor Reed presented Councilmember Hayes a key to the city plaque for his service as*

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*the inaugural Mayor and then as District 5 Councilmember. Mayor Reed said Councilmember Hayes has been working on the city from the beginning and the amazing things that are happening now are because of Councilmember Hayes. He also said he will miss the working relationship that he has with Councilmember Hayes.*

*Councilmember Hayes said the city has made it to this point because of all the Council, the Mayor, and the citizens, and he thanked everyone.*

*Councilmember Williams said she was proud of the city, the staff, and the accomplishments during the eight years she served on City Council and she prays that Chatt Hills will continue to prosper. She said there will inevitably be change, but she hoped with the leadership and guidance of the zoning, we will have a city envied by others. She thanked the citizens, staff, and Mayor and Council.*

*Councilmember Stephens said he has enjoyed working the last four years with the Council, the Mayor, and the staff.*

*Councilmember Merrill spoke about the park land swap and said the new land will make a great park. He thanked Commissioner Joe Carn for his partnership with the city. He also commended Pepper Bullock on how professional and considerate he has been in working with the city on his development proposals and said he is the model of how all developers should be.*

*Councilmember Schmidt said it has been a pleasure working with the outgoing Councilmembers and he will miss working with them.*

*Mayor Reed thanked Providence Baptist Church for the donation of the chairs and said it is reflective of the community. He thanked those in attendance and those who volunteer to serve. He also said he appreciates and will miss the outgoing Councilmembers.*

### **Executive Session**

*There was no Executive Session.*

### **Adjourn Meeting**

*Councilmember Schmidt made a motion to adjourn the meeting. Councilmember Hayes seconded. The motion passed unanimously and the meeting adjourned at 7:18 p.m.*

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**Approved this 7<sup>th</sup> day of January, 2020.**

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**Dana Wicher, City Clerk**

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**Tom Reed, Mayor**

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