

Mayor and Council

700 Doug Davis Drive
Hapeville, GA 30354

January 9, 2018

1. Call To Order
2. Roll Call
 - Mayor Alan Hallman
 - Alderman at Large Michael Rast
 - Councilman at Large Travis Horsley
 - Councilman Ward I Mark Adams
 - Councilman Ward II Chloe Alexander
3. Welcome
4. Pledge Of Allegiance
5. Invocation
6. Presentations
 - 6.I. Hapeville Exchangettes - Woman Of The Year
 - 6.II. Outgoing Council Recognition
7. Public Hearing
 - 7.I. Consideration And Action On A Conditional Use Permit For 407A North Central Avenue To Operate A Grocery Store.

Background:
The City Planning Commission considered this issue on Tuesday, December 12, 2017 and recommended approval by Council of the Conditional Use Permit. Staff supported their findings and recommendation.

Documents:

[WEB - 407A NORTH CENTRAL AVENUE, CONDITIONAL USE PERMIT.PDF](#)
8. Questions On Agenda Items

The public is encouraged to communicate their questions, concerns, and suggestions during Public Comments. The Council does listen to your concerns and will have Staff follow-up on any questions you raise. Any and all comments should be addressed to the Governing Body, not to the general public and delivered in a civil manner in keeping with common courtesy and decorum.
9. Consent Agenda
 - 9.I. Approval Of Minutes
 - December 5, 2017
 - 9.II. Consideration And Action 2017-18 Film Ordinance

Background
There was a first reading on this ordinance on December 5, 2017. The intent of the city in adopting the filming ordinance is to facilitate entertainment industry work performed in Hapeville while safeguarding the interest of Hapeville's residents and

businesses. The Economic Development Department will serve as a resource for Hapeville's residents and businesses, providing information upon request about the process and procedures and acting as a liaison between residents, businesses and the entertainment industry.

Documents:

[RESOLUTION FOR FILMING PERMIT FEES.PDF](#)
[FINAL FILM ORDINANCE.PDF](#)

9.III. 1st Reading Ordinance 2018-01 Home Occupation Tax Permit

Background:

During the review of home occupational tax permit applications, it has become clear that the current home occupational tax zoning requirements have limited what should otherwise be allowable uses by the intent of the Code. Specific occupations have been listed as not permitted, when they actually meet the intent of the Code - for example, real estate brokers. Staff is recommending a text amendment to clarify the intent of the home occupational tax allowable uses while eliminating specific occupational restrictions. The City Planning Commission considered this issue on Tuesday, December 12, 2017 and recommended approval pending two revisions. Staff supported their findings and recommendation.

Documents:

[ORD - HOME OCCUPATION PC EDITS \(002\).PDF](#)

9.IV. 1st Reading Ordinance 2018-2 Personnel Board Duties

While reviewing amendments to the City's employee handbook, the City Attorney suggested an amendment to Section 4-302 regarding duties of the Personnel Board. Such amendment is proposed in the attached ordinance.

One of amendments to the handbook involved designating a hearing officer to hear appeals of adverse job actions taken against employees. The current text of Section 4-302(c)(4) doesn't allow the Personnel Board to delegate its duty to hear appeals of employees. However, the proposed amendment will allow such delegation.

The current text of Section 4-302(c)(4) provides:

"(c) The functions and duties of the board shall be as follows:

(4) Hear the appeal of any officer or employee when the right of appeal is given by effectuating ordinance enacted pursuant to the authority of this chapter."

The proposed text reads:

"(c) The functions and duties of the board shall be as follows:

(4) Hear an appeal, or delegate to another entity the hearing of an appeal, of any officer or employee when the right of appeal is given by effectuating ordinance, policy, or procedure enacted pursuant to the

authority of this chapter.”

Documents:

[HAPEVILLE PERSONNEL BOARD ORDINANCE.PDF](#)

10. Old Business

10.I. Discussion Of Traffic Calming In The Virginia Park Area Of Hapeville

Background

At the December 5, 2017 meeting, Council instructed staff to address the expressed concerns related to the traffic flow through Virginia Park. Staff suggested an independent traffic survey for the Virginia Park area.

Concerns raised included but were not limited to traffic speed, volume, commercial v residential mix, and purpose. In 2014, the Hapeville Police department performed a traffic review, particularly in the Elkins Street and Lang Drive area, largely focused on traffic speed. Keck and Wood, City engineers, provided information on traffic counts.

Chiefs Glavosek, and Bloodworth along with Interim City Manager, Tim Young, met with representatives of the Virginia Park Neighborhood Association on January 2, 2018 about their concerns of safety, volumes and speeds. Chief Glavosek will report on current measures for temporary lane closure and traffic data gathering.

11. New Business

11.I. Consideration And Action To Appoint A Council Representative To The ATL District Board

Background

Pursuant to the City of Hapeville agreement with its Destination Marketing Organization (DMO), ATL Airport District, Inc, the City is required to appoint to the DMO Board an elected official from the City's Mayor and Council and one owner or operator of a hotel within the city limits. Michael Randman was the elected official appointed to the DMO Board. With his departure, we need to replace the appointment with a current sitting member of Mayor and Council.

11.II. Discussion Of Theatre Bid

Background:

The theater project was originally bid out on November 13th, 2014. In July 2015 the framing structure collapsed in a construction accident. A detailed post collapse inspection revealed that a wall structure and footings of this 100+ year old structure are in poor condition. City Staff had been authorized to solicit bids for Design/Build the Theater structure. Bids have been sent out, with two (2) companies submitting bids. The bids have been scored, and both companies will be brought to the City on January 11th for face to face interviews regarding their proposals. Staff will bring forth its recommendation at the January 23rd meeting.

11.III. Discussion Of Hotel/Motel Tax

Background

City of Hapeville currently collects Hotel Motel Tax at a 7% rate under O.C.G.A 48-13-51(a)(4.5). Council has requested a discussion item to explore the possibility of

requesting a change to our collection category to 8%, under paragraph (a)(5.1) or (a)(5.2).

Included in the packet for historical and information purposes are:

- January 19, 2017 Georgia Department of Community Affairs (DCA) Compliance Determination Letter
- June 29, 2017 City of Hapeville – Compliance Response, June 29, 2017, and
- July 27, 2017 DCA Close Out Letter
- Excerpts of OCGA 48-13-51(a)(4.5), (5.1) and (5.2)
- Ordinance Examples based on Thomasville and Brookhaven

Documents:

[2017-01-19 DCA COMPLIANCE DETERMINATION.PDF](#)

[2017-07-27 DCA - CLOSE OUT LETTER.PDF](#)

[HM - OCGA 48-13-51 EXCERPTS.PDF](#)

[HM TAX - THOMASVILLE MODEL.PDF](#)

[HM - BROOKHAVEN MODEL.PDF](#)

12. Public Comments

At this time, the Mayor opens the floor to comments from the audience. Comments should relate to a specific agenda item, not listed on the agenda for a Public Hearing, or to a concern within the jurisdiction of the City. Mayor and Council meetings serve the purpose of conducting city business and are not a forum for the unlimited expression of opinion. The Mayor reserves the right to limit comments to matters germane to city business and may refer speakers to the City Manager or other staff for resolution.

13. Mayor And Council Comments

14. Executive Session

When Executive is Required one will be called for the following issues: 1) Litigation O.C.G.A. §50-14-2; 2) Real Estate O.C.G.A. §50-14-3(b)(1); or 3) Personnel O.C.G.A. §50-14-3(b)(2).

15. Adjourn

Public involvement and citizen engagement is welcome as Hapeville operates a very open, accessible and transparent government. We do however remind our attendees/residents that there are times allocated for public comments on the agenda. In order for council to conduct their necessary business at each meeting, we respectfully ask that side-bar conversations and comments be reserved for the appropriate time during the meeting. This will allow the City Council to conduct the business at hand and afford our meeting attendees ample time for comments at the appropriate time during the meeting.